

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: North Bend / 80

Previous Physical Inspection: 2003

Improved Sales:

Number of Sales: 565

Range of Sale Dates: 1/2003 - 12/31/2004

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$124,000	\$170,400	\$294,400	\$315,200	93.4%	10.10%
2005 Value	\$124,000	\$188,600	\$312,600	\$315,200	99.2%	9.79%
Change	+\$0	+\$18,200	+\$18,200		+5.8%	-0.31%
% Change	+0.0%	+10.7%	+6.2%		+6.2%	-3.07%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.31% and -3.07% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2004 Value	\$133,600	\$169,100	\$302,700
2005 Value	\$133,600	\$188,200	\$321,800
Percent Change	+0.0%	+11.3%	+6.3%

Number of one to three unit residences in the Population: 5016

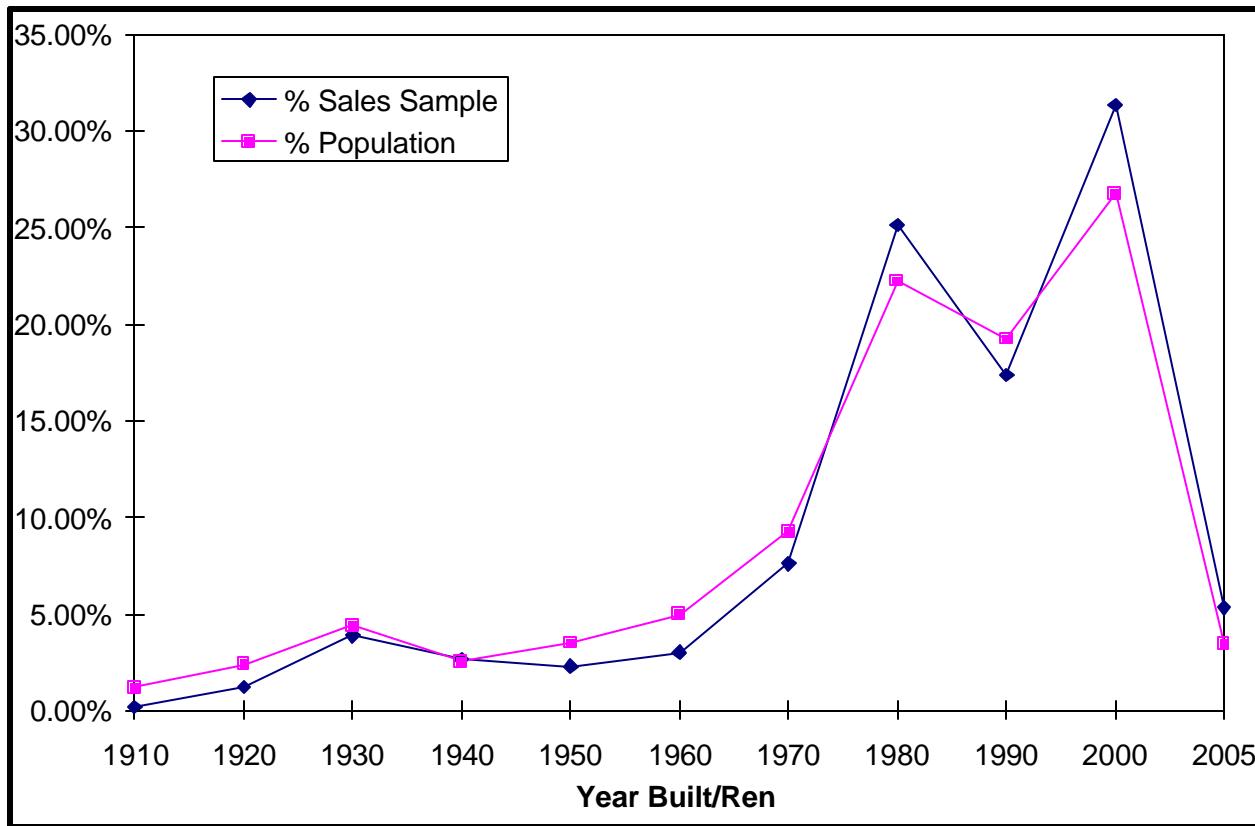
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Properties located in Sub Area 2 had lower average ratios (assessed value/sales price) than other homes, so , the formula adjusts these properties upward. Similarly, properties with lot sizes of 1 Acre or greater and not located in Sub Area 2 had lower average ratios (assessed value/sales price) than others, so the formula adjusts these properties upward. The formula adjusts for these differences thus improving equalization.

Analysis of waterfront properties indicated no adjustment was necessary for this group.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	1	0.18%	1910	60	1.20%
1920	7	1.24%	1920	120	2.39%
1930	22	3.89%	1930	220	4.39%
1940	15	2.65%	1940	128	2.55%
1950	13	2.30%	1950	176	3.51%
1960	17	3.01%	1960	251	5.00%
1970	43	7.61%	1970	465	9.27%
1980	142	25.13%	1980	1115	22.23%
1990	98	17.35%	1990	965	19.24%
2000	177	31.33%	2000	1342	26.75%
2005	30	5.31%	2005	174	3.47%
	565			5016	

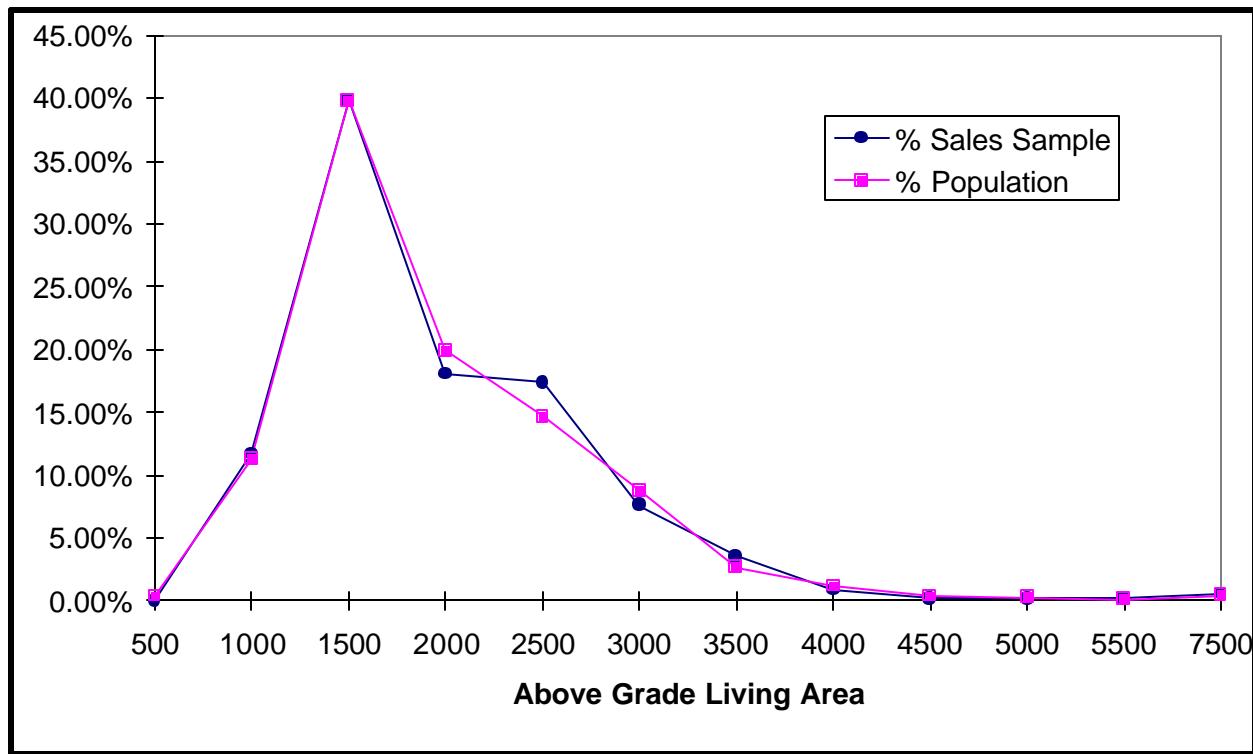


The sales sample frequency distribution follows the population very closely with regard to YrBuilt-Ren. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	66	11.68%
1500	225	39.82%
2000	102	18.05%
2500	98	17.35%
3000	43	7.61%
3500	20	3.54%
4000	5	0.88%
4500	1	0.18%
5000	1	0.18%
5500	1	0.18%
7500	3	0.53%
	565	

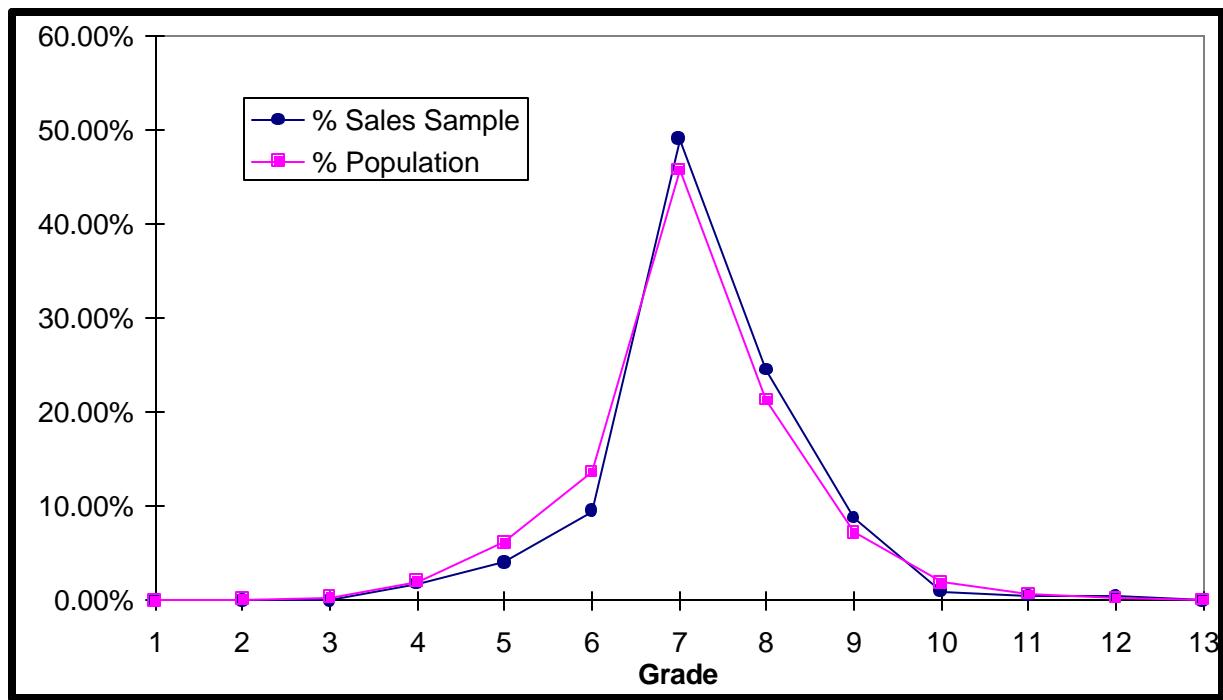
Population		
AGLA	Frequency	% Population
500	19	0.38%
1000	564	11.24%
1500	1997	39.81%
2000	1000	19.94%
2500	735	14.65%
3000	439	8.75%
3500	135	2.69%
4000	60	1.20%
4500	21	0.42%
5000	15	0.30%
5500	8	0.16%
7500+	23	0.46%
	5016	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

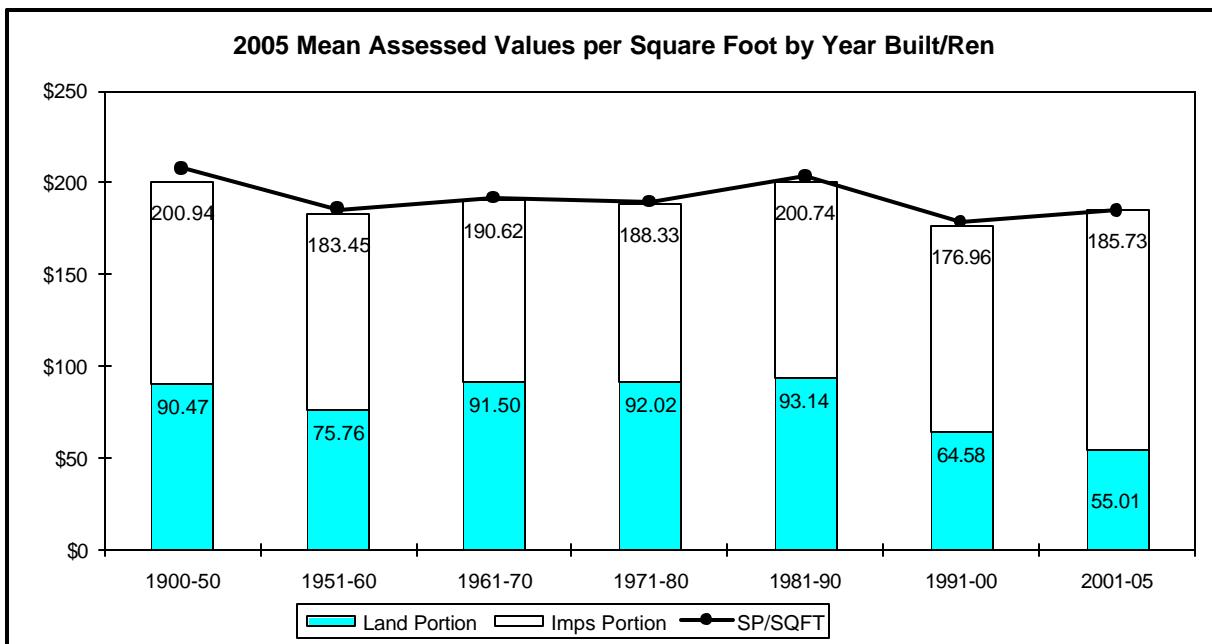
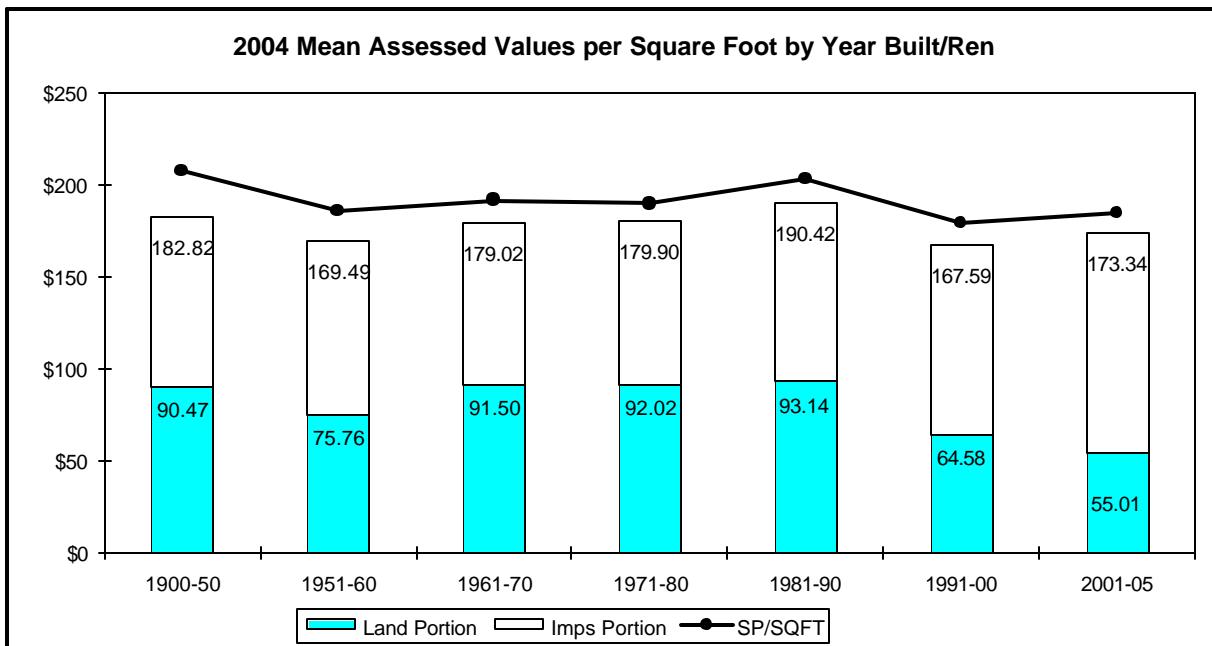
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	10	0.20%
3	0	0.00%	3	20	0.40%
4	10	1.77%	4	104	2.07%
5	23	4.07%	5	309	6.16%
6	54	9.56%	6	688	13.72%
7	277	49.03%	7	2294	45.73%
8	139	24.60%	8	1072	21.37%
9	50	8.85%	9	364	7.26%
10	6	1.06%	10	96	1.91%
11	3	0.53%	11	38	0.76%
12	3	0.53%	12	18	0.36%
13	0	0.00%	13	3	0.06%
	565			5016	



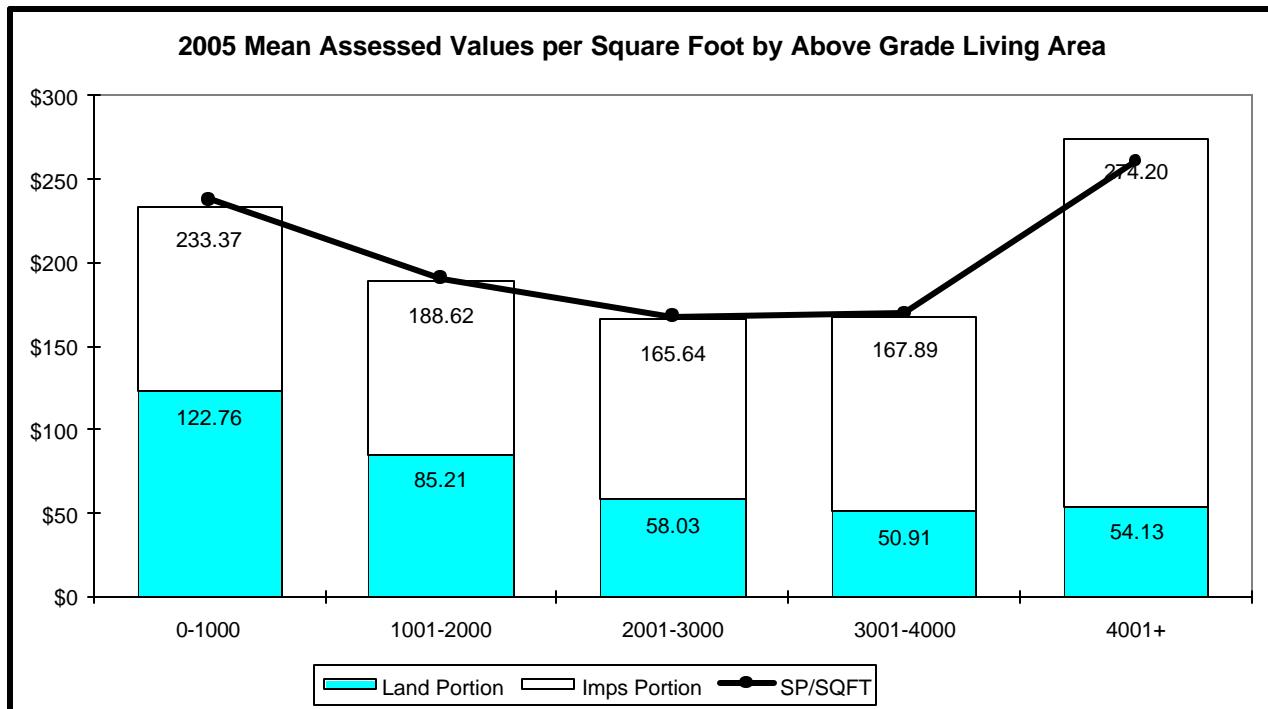
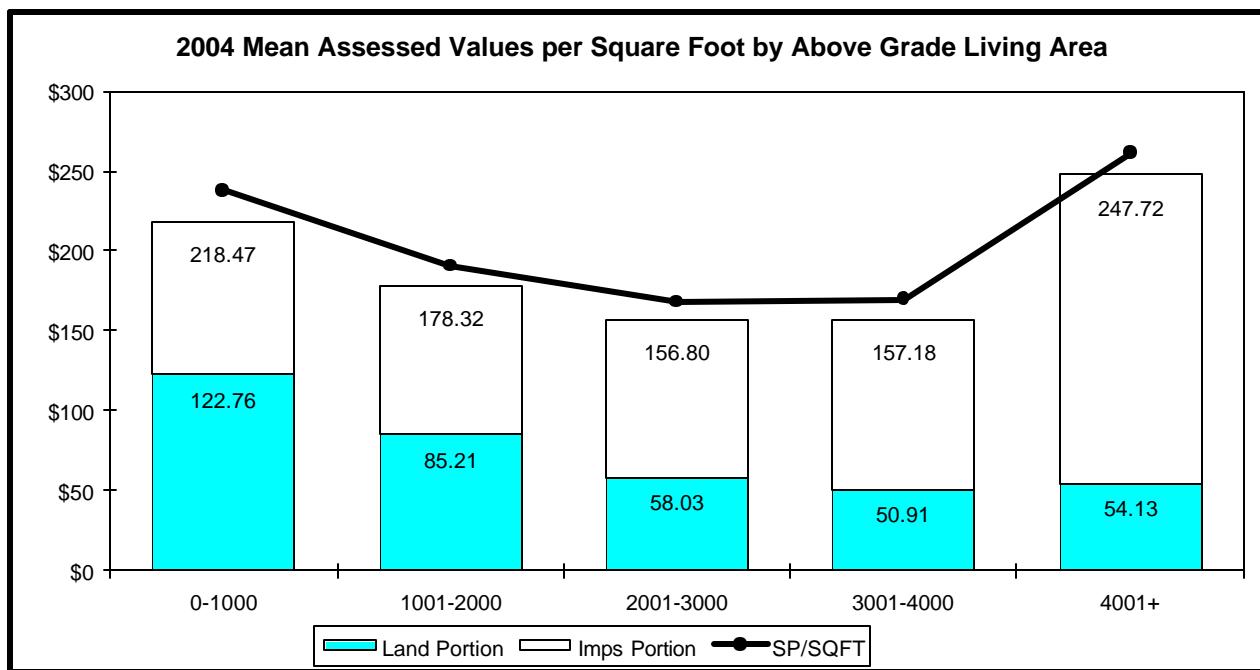
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values
By Year Built / Renovated**



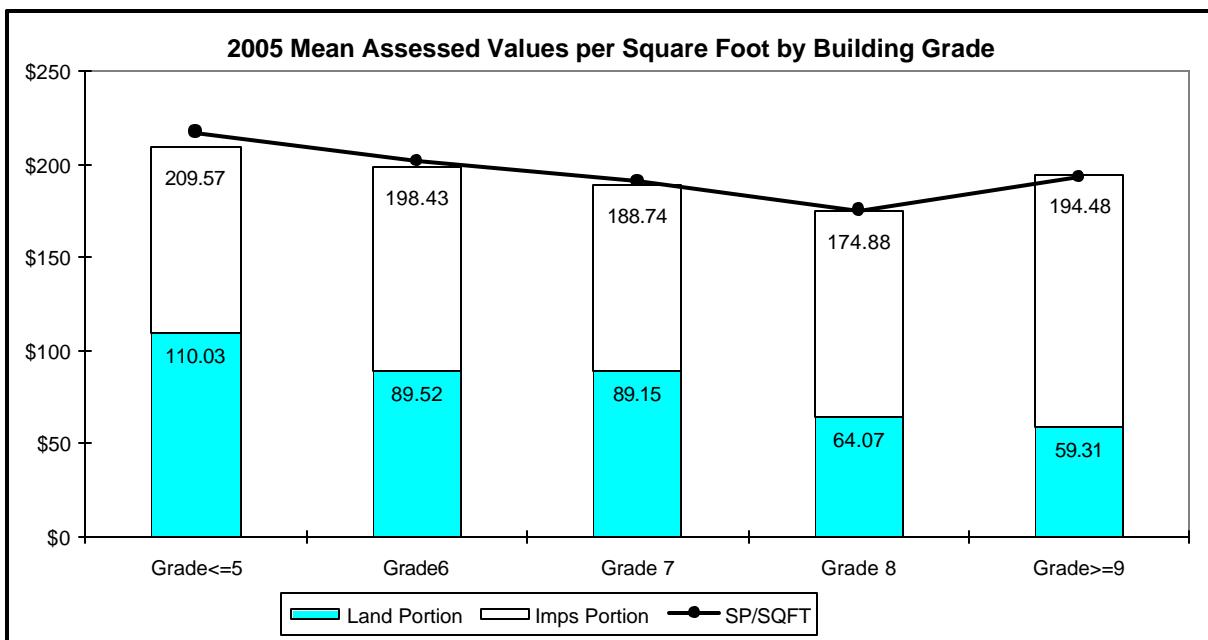
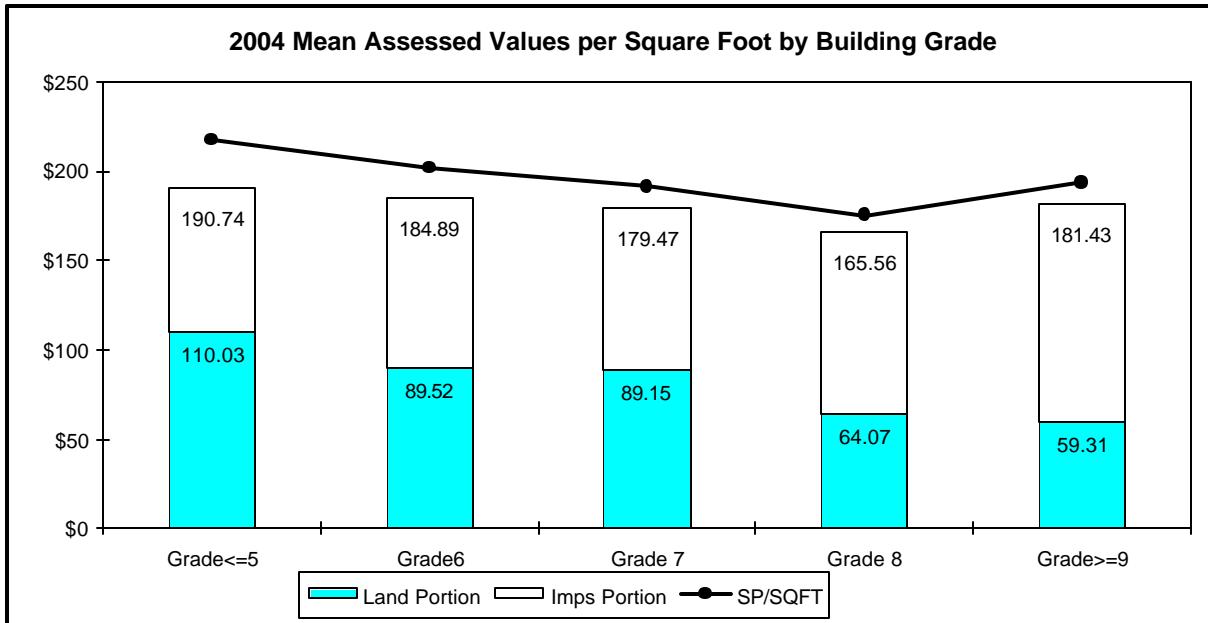
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area**

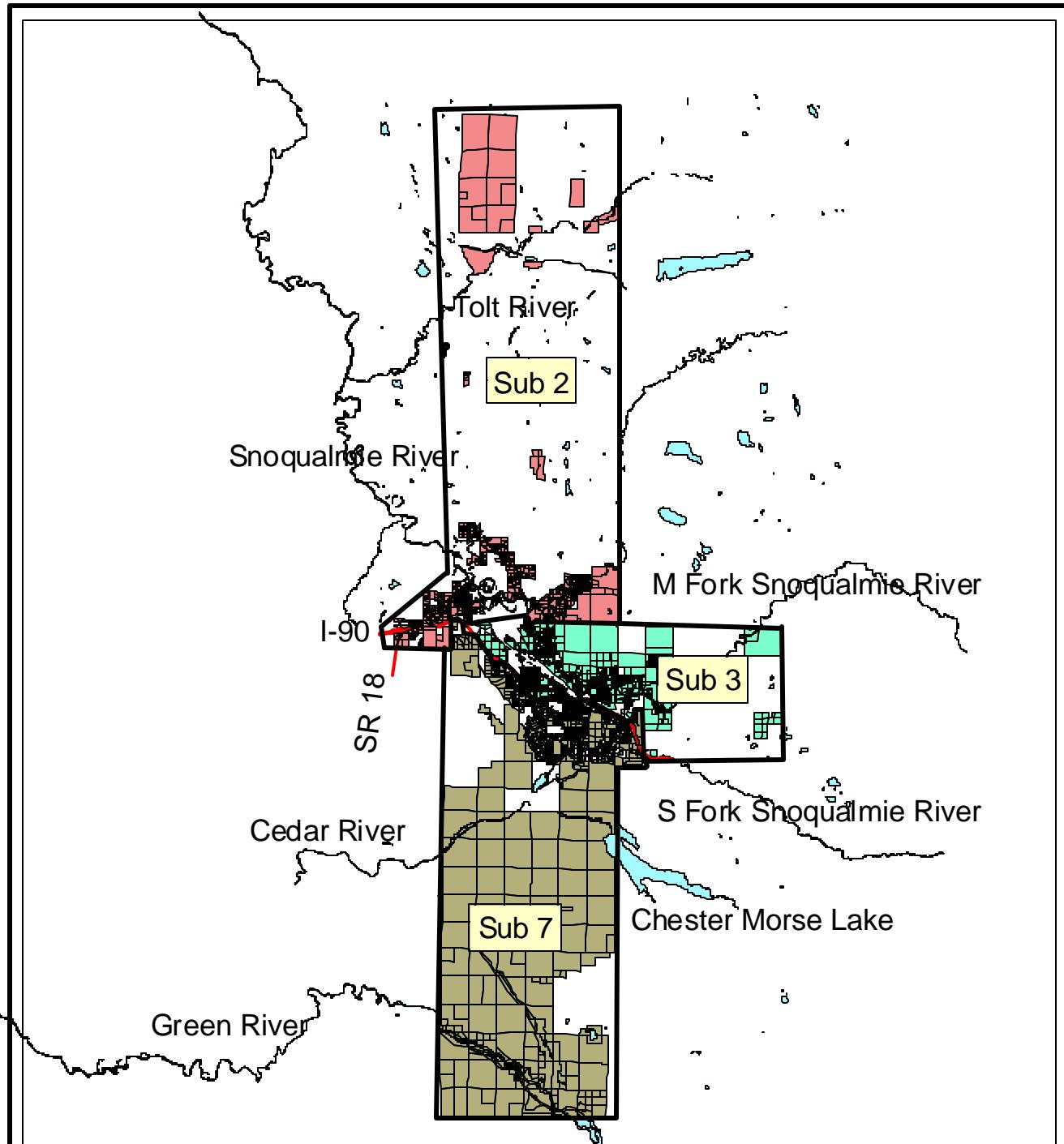


These charts show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. There were only 6 sales of homes with AGLA greater than 4000 sq. ft. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 80

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representation or warranties, express or implied, as to accuracy, completeness, timeliness, or fitness to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, loss of revenue or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

File Name: SL Project not yet saved



December 14, 2004

2

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Miles

Department of Assessments



Legend

Gis area 801.shp

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Freeway.shp

Rivers lakes.shp

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 10/18/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed 2/8/2005 to test the resultant assessment level using later 2004 sales. There were 66 additional usable sales. The weighted mean ratio dropped from 99.2 to 98.5 for single family residences. The changes were insignificant.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 46 usable land sales available in the area, and their 2004 Assessment Year assessed values, No further adjustment was necessary to the land.

2005 Land Value = 2004 Land Value x 1.00, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 565 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Properties located in Sub Area 2 had lower average ratios (assessed value/sales price) than other properties so the formula adjusts these properties upward. Similarly properties located on large lots (1Acre+) and not located in Sub Area 2 had lower average ratios (assessed value/sales price) than other properties. The formula adjusts these properties upward. Properties located on waterfront sites required no further adjustments.

The derived adjustment formula is:

$$2005 \text{ Total Value} = 2004 \text{ Total Value} / .9610044 - (0.06793221 \text{ if Sub Area 2}) - (0.05667507 \text{ if Big Lot, 1 Ac.+ not in Sub Area 2})$$

The resulting total value is rounded down to the next \$1,000, *then:*

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the model is applied to the principle building (2005 Total Value minus 2005 Land Value).
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, New Total Value=(2005 Land Value + Previous Improvement Value *1.00)
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample: 2005 Total Value = (2004 Total Value *1.062).

Mobile Home Update

There were 16 mobile home sales available for a separate analysis. Mobile home parcels will be valued as follows:

$$2005 \text{ Total Value} = 2005 \text{ Land Value} + \text{Previous Improvement Value} * 1.00, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 80 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

4.06%

Subarea 2	Yes
% Adjustment	7.92%
Big Lot Not Sub Area 2	Yes
% Adjustment	6.52%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a parcel Located in Sub Area 2 would receive a 11.98% upward adjustment (4.06% Overall + 7.92% Sub Area 2). 993 (19%) of the parcels in the population would receive this adjustment.

A parcel with a large lot (1.0 Ac.or greater) not in Sub Area 2 would receive a 10.58% upward adjustment (4.06% Overall + 6.52%). 760 (15%) of the parcels in the population would receive this adjustment.

Analysis of parcels with waterfront sites indicated no further adjustment was necessary and will receive an overall factor of 1.0. 399 (7%) of the parcels would receive this adjustment.

59% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 80 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 99.2

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=5	33	0.882	0.967	9.7%	0.918	1.017
6	54	0.924	0.993	7.4%	0.962	1.023
7	277	0.935	0.985	5.3%	0.974	0.996
8	139	0.939	0.991	5.6%	0.978	1.005
>=9	62	0.936	1.008	7.7%	0.982	1.035
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=1950	58	0.884	0.972	10.0%	0.935	1.009
1951-1960	17	0.928	0.998	7.6%	0.948	1.049
1961-1970	43	0.931	0.992	6.5%	0.960	1.024
1971-1980	142	0.952	0.998	4.8%	0.985	1.012
1981-1990	98	0.933	0.989	6.0%	0.967	1.010
1991-2000	177	0.934	0.989	5.8%	0.976	1.001
>2000	30	0.938	1.009	7.6%	0.972	1.046
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair	10	0.970	1.012	4.4%	0.932	1.093
Average	444	0.935	0.991	6.0%	0.983	1.000
Good	105	0.923	0.989	7.2%	0.966	1.012
Very Good	6	0.963	1.033	7.3%	0.963	1.103
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	307	0.932	0.988	6.0%	0.977	0.999
1.5+	258	0.935	0.994	6.3%	0.982	1.006
Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=1000	66	0.924	0.986	6.7%	0.959	1.012
1001-2000	327	0.938	0.993	5.9%	0.982	1.004
2001-3000	141	0.930	0.983	5.7%	0.968	0.998
3001-4000	25	0.924	0.988	6.9%	0.949	1.027
>4000	6	0.953	1.055	10.7%	0.957	1.153

Area 80 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 99.2

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

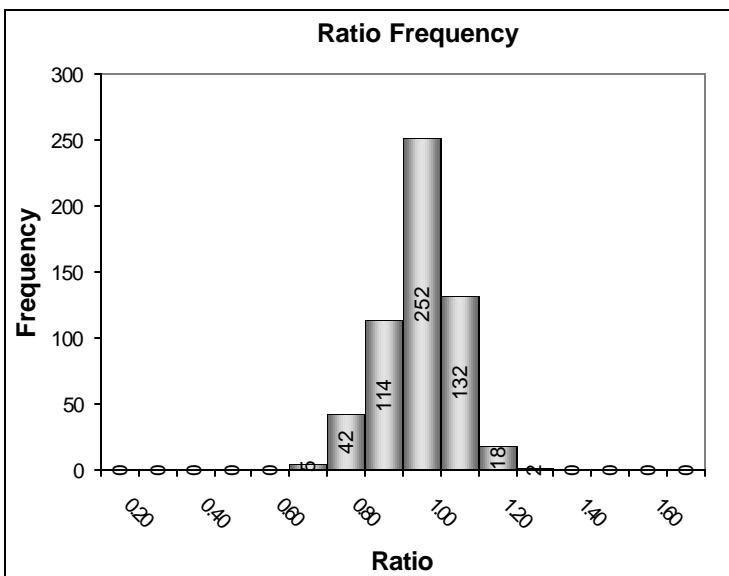
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	408	0.931	0.987	6.0%	0.977	0.996
Y	157	0.940	1.001	6.5%	0.985	1.017
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
0	565	0.934	0.992	6.2%	0.984	1.000
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
2	99	0.877	0.980	11.8%	0.953	1.008
3	199	0.936	0.980	4.7%	0.968	0.993
7	267	0.951	1.005	5.6%	0.995	1.015
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
03000-05000	6	0.910	0.989	8.7%	0.896	1.082
05001-08000	57	0.931	0.995	6.9%	0.968	1.021
08001-12000	243	0.959	0.999	4.2%	0.988	1.009
12001-16000	74	0.960	1.007	4.9%	0.985	1.028
16001-20000	18	0.946	0.994	5.0%	0.952	1.036
20001-30000	37	0.924	0.974	5.5%	0.941	1.008
30001-43559	40	0.936	0.976	4.2%	0.952	0.999
1AC+	90	0.888	0.984	10.8%	0.955	1.013
Big Lot Not Sub Area 2	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	506	0.939	0.989	5.3%	0.981	0.997
Y	59	0.910	1.005	10.5%	0.972	1.039

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: NE / Team - 3	Lien Date: 01/01/2004	Date of Report: 12/21/2004	Sales Dates: 1/2003 - 10/18/2004
Area 80/North Bend	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)			
	565		
Mean Assessed Value	294,400		
Mean Sales Price	315,200		
Standard Deviation AV	148,866		
Standard Deviation SP	161,297		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.943		
Median Ratio	0.949		
Weighted Mean Ratio	0.934		
UNIFORMITY			
Lowest ratio	0.649		
Highest ratio:	1.207		
Coefficient of Dispersion	7.73%		
Standard Deviation	0.095		
Coefficient of Variation	10.10%		
Price Related Differential (PRD)	1.010		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.940		
<i>Upper limit</i>	0.957		
95% Confidence: Mean			
<i>Lower limit</i>	0.935		
<i>Upper limit</i>	0.951		
SAMPLE SIZE EVALUATION			
N (population size)	5016		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.095		
Recommended minimum:	15		
Actual sample size:	565		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	272		
# ratios above mean:	293		
<i>Z:</i>	0.883		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



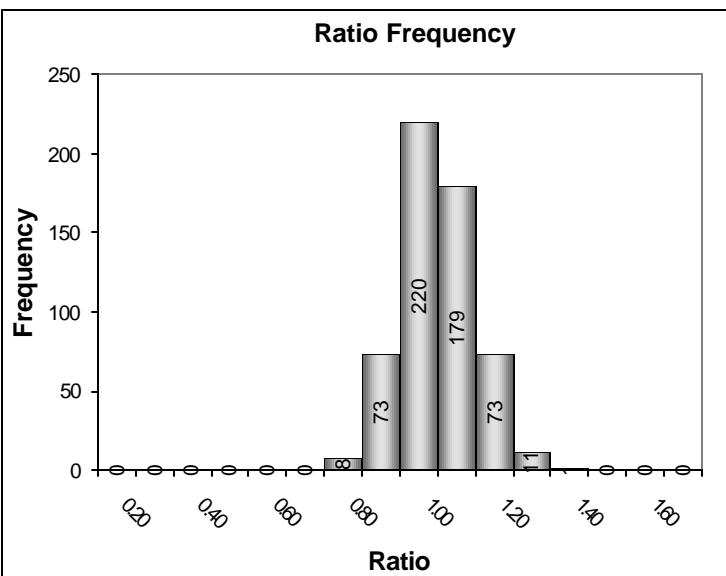
COMMENTS:

1 to 3 Unit Residences throughout area 80

Annual Update Ratio Study Report (After)

2005 Assessments

District Team: NE / Team - 3	Lien Date: 01/01/2005	Date of Report: 12/21/2004	Sales Dates: 1/2003 - 10/18/2004
Area 80/North Bend	Appraiser SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	565		
Mean Assessed Value	313,100		
Mean Sales Price	315,200		
Standard Deviation AV	165,942		
Standard Deviation SP	161,297		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	0.992		
Weighted Mean Ratio	0.993		
UNIFORMITY			
Lowest ratio	0.722		
Highest ratio:	1.305		
Coefficient of Dispersion	7.57%		
Standard Deviation	0.097		
Coefficient of Variation	9.69%		
Price Related Differential (PRD)	1.005		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.984		
<i>Upper limit</i>	1.004		
95% Confidence: Mean			
<i>Lower limit</i>	0.990		
<i>Upper limit</i>	1.006		
SAMPLE SIZE EVALUATION			
N (population size)	5016		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.097		
Recommended minimum:	15		
Actual sample size:	565		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	292		
# ratios above mean:	273		
<i>Z:</i>	0.799		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 80

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 80
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
002	784920	1685	10/3/03	\$139,000	560	0	4	1919	4	3000	N	N	7962 MAPLE AV SE	
002	780290	0628	8/27/04	\$191,000	720	0	4	1930	4	15250	N	N	8004 375TH PL SE	
002	780290	0140	11/25/03	\$158,000	820	0	4	1937	4	7920	N	N	37919 SE 80TH ST	
002	799470	0035	7/12/04	\$209,555	895	0	4	1924	3	77972	N	N	37724 SE 80TH ST	
002	312408	9051	6/25/03	\$208,250	1090	0	4	1933	4	20376	N	N	9525 384TH AV SE	
002	780290	0624	8/9/04	\$265,000	1510	0	4	1939	4	28108	N	N	37421 SE 80TH ST	
002	541710	0140	1/24/03	\$125,000	800	0	5	1925	3	6600	N	N	39635 SE SPRUCE ST	
002	302408	9050	10/13/04	\$179,087	820	0	5	1955	3	22651	N	N	38150 SE NORTHERN ST	
002	282408	9021	2/12/04	\$220,000	860	0	5	1959	3	130680	N	N	41136 SE 81ST ST	
002	760620	0260	9/25/04	\$246,500	860	0	5	1924	3	6000	N	N	38376 SE CEDAR ST	
002	784920	0916	6/29/04	\$196,000	860	0	5	1944	4	7200	N	N	39171 SE GAMMA ST	
002	784920	0916	4/25/03	\$184,990	860	0	5	1944	4	7200	N	N	39171 SE GAMMA ST	
002	784920	2405	7/28/04	\$185,000	900	0	5	1931	3	3600	N	N	8309 372ND PL SE	
002	541710	0115	8/10/04	\$183,500	910	0	5	1924	3	6600	N	N	39721 SE SPRUCE ST	
002	312408	9102	6/25/03	\$179,900	920	0	5	1961	4	17859	Y	N	8209 384TH AV SE	
002	760620	0066	8/8/03	\$185,600	920	0	5	1948	3	5750	N	N	803 SE NORTHERN ST	
002	799470	0041	9/24/04	\$178,400	920	0	5	1965	3	40948	N	N	37626 SE 80TH ST	
002	352408	9027	1/29/03	\$225,000	1100	0	5	1922	3	21025	N	N	8621 436TH PL SE	
002	282408	9040	5/24/04	\$286,800	1140	0	5	1975	4	120661	N	N	7020 411TH AV SE	
002	784920	0095	8/21/03	\$219,600	1220	0	5	1935	3	10200	N	N	39075 SE PARK ST	
002	780290	0101	10/3/03	\$337,000	1260	0	5	1936	4	128937	Y	N	8215 382ND AV SE	
002	760620	0063	11/7/03	\$208,000	1870	0	5	1927	3	91476	N	N	7676 CEDAR PL SE	
002	760620	0220	1/28/03	\$185,000	660	0	6	1920	5	6000	N	N	38188 SE CEDAR ST	
002	362407	9044	8/20/04	\$269,950	720	0	6	1973	3	108900	N	N	37025 SE 89TH ST	
002	942380	0135	6/24/04	\$191,000	720	0	6	1917	5	7000	N	N	38134 SE 85TH ST	
002	942380	0005	10/14/03	\$229,900	890	0	6	1917	5	7470	N	N	38243 SE 85TH ST	
002	760620	0160	8/4/04	\$193,750	900	0	6	1923	4	5500	N	N	38348 SE MAPLE ST	
002	541760	0120	11/20/03	\$174,500	910	0	6	1924	2	9000	N	N	39750 SE SPRUCE ST	
002	312408	9019	10/24/03	\$189,500	1050	0	6	1919	4	21780	Y	N	8107 384TH AV SE	
002	541710	0130	2/14/03	\$186,000	1050	0	6	1923	4	6600	N	N	39663 SE SPRUCE ST	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	262408	9010	10/8/04	\$499,000	1060	0	6	1949	4	542322	Y	N	7160 NORTH FORK RD SE
002	784920	2515	4/1/04	\$215,000	1070	0	6	1926	3	4800	N	N	8261 DOONE AV SE
002	784920	1060	1/28/04	\$187,500	1090	0	6	1953	3	7200	N	N	8727 SCHUSMAN AV SE
002	760620	0205	8/25/04	\$244,200	1100	0	6	1938	3	12000	N	N	38170 SE CEDAR ST
002	780290	0100	2/26/04	\$214,950	1100	0	6	1935	4	66211	Y	N	8125 382ND AV SE
002	784920	0930	3/6/03	\$205,000	1210	0	6	1957	4	7200	N	N	39125 SE GAMMA ST
002	784920	0885	5/21/03	\$203,100	1280	0	6	1977	4	7200	N	N	39172 SE GAMMA ST
002	541760	0205	4/21/03	\$227,950	1290	0	6	1924	3	7200	N	N	39818 SE WALNUT ST
002	312408	9029	1/27/04	\$236,000	1340	0	6	1923	4	21344	Y	N	8508 384TH AV SE
002	942380	0020	6/22/04	\$242,000	1430	0	6	1917	4	7055	N	N	38219 SE 85TH ST
002	760620	0400	5/28/04	\$234,000	1440	0	6	1921	4	9800	N	N	38126 SE 80TH ST
002	784920	2265	9/23/04	\$207,000	1450	0	6	1939	3	5400	N	N	8377 SILVA AV SE
002	784920	1125	10/5/04	\$244,000	1500	0	6	1950	4	10080	N	N	8711 FALLS AV SE
002	784920	2435	8/5/03	\$215,000	1700	0	6	1945	3	7200	N	N	8276 SILVA AV SE
002	541760	0085	2/24/03	\$210,000	1770	0	6	1986	3	9000	N	N	39636 SE SPRUCE ST
002	760620	0115	9/17/03	\$235,000	2170	0	6	1922	4	11000	N	N	38347 SE NORTHERN ST
002	784920	0655	9/10/03	\$197,000	880	0	7	1951	3	7800	N	N	38987 SE ALPHA ST
002	784920	1581	6/28/04	\$220,500	890	0	7	1959	3	5000	N	N	7896 MAPLE AV SE
002	302408	9041	5/20/04	\$224,500	1060	0	7	1944	4	44866	N	N	38002 SE NORTHERN ST
002	942380	0115	3/22/04	\$215,000	1070	0	7	1917	4	10500	N	N	38216 SE 85TH ST
002	212408	9033	7/25/03	\$320,000	1080	0	7	2002	3	40860	N	N	5316 404TH AV SE
002	262408	9080	9/9/04	\$352,000	1100	0	7	1971	4	167270	N	N	44530 SE 70TH ST
002	372830	0190	5/20/04	\$290,000	1100	860	7	1963	3	14500	Y	N	9030 381ST AV SE
002	541500	0400	6/7/04	\$205,000	1120	0	7	1968	3	13803	N	N	8501 SPRUCE PL SE
002	784920	0934	11/5/03	\$204,000	1120	0	7	1971	4	7200	N	N	39111 SE GAMMA ST
002	784920	2560	9/10/04	\$245,000	1180	0	7	1981	4	5400	N	N	8347 DOONE AV SE
002	784920	2385	11/20/03	\$200,000	1180	0	7	1962	3	14400	N	N	8376 SILVA AV SE
002	282408	9044	6/24/03	\$415,000	1190	920	7	1983	3	102366	N	N	6926 411TH AV SE
002	262408	9181	7/17/03	\$330,000	1220	0	7	1987	3	47250	N	N	44436 SE 78TH ST
002	784920	1600	9/27/04	\$274,950	1220	0	7	1958	3	6600	N	N	7916 MAPLE AV SE
002	362407	9078	7/22/03	\$255,000	1250	690	7	1973	3	95832	N	N	8831 372ND PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	510390	0070	8/25/04	\$234,000	1250	0	7	1959	4	8840	N	N	7670 HARDING PL SE
002	760620	0375	2/19/03	\$215,000	1350	0	7	1990	3	7000	N	N	38157 SE FIR ST
002	262408	9178	7/8/04	\$300,000	1360	0	7	1992	3	56192	N	N	44421 SE 78TH PL
002	780290	0040	9/30/04	\$333,000	1360	0	7	1995	3	87991	Y	N	8210 382ND AV SE
002	920270	0060	8/16/03	\$287,500	1360	380	7	1972	3	12150	N	N	8412 375TH AV SE
002	262408	9012	4/17/03	\$345,000	1390	380	7	1988	3	51400	Y	N	7629 442ND PL SE
002	312408	9112	9/19/03	\$227,000	1400	0	7	1969	3	16552	Y	N	38474 SE 86TH PL
002	541760	0125	9/10/03	\$302,000	1480	0	7	1928	3	9000	N	N	8325 MOUNTAIN AV SE
002	541500	0240	2/21/03	\$240,000	1520	0	7	1968	4	15440	N	N	8298 MOUNTAIN AV SE
002	282408	9073	5/4/04	\$345,000	1550	0	7	1993	3	90605	N	N	7235 408TH AV SE
002	942380	0275	8/16/04	\$319,950	1580	0	7	2000	3	7000	N	N	38127 SE 85TH ST
002	784920	1575	4/28/03	\$205,000	1610	0	7	1921	4	7000	N	N	7876 MAPLE AV SE
002	202408	9054	2/19/04	\$600,000	1620	750	7	1970	4	228254	Y	N	5375 397TH AV SE
002	780290	0481	8/1/03	\$270,000	1650	0	7	1969	3	27767	N	N	37705 SE 84TH PL
002	262408	9079	7/8/03	\$285,000	1680	0	7	1986	3	196020	N	N	44728 SE 70TH ST
002	372830	0200	3/3/04	\$285,000	1700	770	7	1966	3	15354	Y	N	9011 382ND AV SE
002	780290	0660	10/30/03	\$398,000	1790	0	7	1938	4	119790	N	N	8119 378TH AV SE
002	780410	0080	9/10/03	\$235,000	1795	0	7	1958	4	6000	N	N	8450 MAPLE AV SE
002	302408	9038	5/6/03	\$268,500	1900	0	7	2002	3	7500	N	N	38130 SE NORTHERN ST
002	784920	2742	9/2/04	\$270,000	1980	0	7	1990	3	7200	N	N	8365 MAPLE AV SE
002	372830	0120	6/10/04	\$302,000	2370	0	7	1974	3	18007	N	N	38021 SE 90TH ST
002	784920	1115	2/19/03	\$255,000	2540	0	7	2002	3	21600	N	N	39184 SE EPSILON ST
002	784920	0835	1/16/03	\$267,000	3070	0	7	1928	4	14760	N	N	39076 SE GAMMA ST
002	312408	9099	10/18/04	\$375,000	1550	1280	8	1963	4	15600	Y	N	38039 SE 88TH ST
002	262408	9176	5/12/04	\$364,900	1710	0	8	1994	3	68413	Y	N	7432 MOON VALLEY RD SE
002	312408	9108	8/25/03	\$429,000	1760	1760	8	1977	3	86684	N	N	38323 SE 92ND ST
002	312408	9138	4/21/03	\$280,000	1820	0	8	1998	3	11700	Y	N	38461 SE ROBERTS CT
002	282408	9060	5/25/04	\$399,000	1840	0	8	1979	3	217800	N	N	7329 410TH AV SE
002	262408	9153	7/22/03	\$450,000	2300	0	8	1988	3	238273	Y	N	7702 MOON VALLEY RD SE
002	282408	9046	7/15/04	\$467,500	2300	0	8	1989	4	121968	N	N	7031 411TH AV SE
002	342408	9091	3/24/04	\$550,000	2310	0	8	1978	4	455202	Y	N	43302 SE 92ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	362407	9113	5/22/03	\$505,000	2320	0	8	1991	3	182516	Y	N	8404 364TH AV SE
002	362407	9144	3/18/04	\$417,000	2340	0	8	1997	3	29706	N	N	9211 371ST CT SE
002	282408	9047	1/22/03	\$327,500	2470	0	8	1984	3	119354	Y	N	6919 409TH AV SE
002	386260	0130	1/15/03	\$394,000	2950	0	8	1997	3	15277	Y	N	38558 SE KIMBALL CREEK DR
002	262408	9081	9/2/04	\$750,000	3520	0	8	2000	3	250905	N	N	6935 NORTH FORK RD SE
002	192408	9030	6/4/04	\$675,000	2800	0	9	1996	3	191228	N	N	37430 SE FISH HATCHERY RD
002	780290	0642	4/26/04	\$723,000	4525	0	10	2000	3	99752	Y	N	8401 375TH AV SE
003	052308	9023	4/29/04	\$225,000	770	0	4	1930	3	199940	N	N	39915 SE 106TH PL
003	052308	9023	8/19/03	\$165,000	770	0	4	1930	3	199940	N	N	39915 SE 106TH PL
003	857090	0167	9/21/04	\$168,800	800	0	4	1929	2	6300	N	N	401 SE SNOQUALMIE-NORTH BEND RD
003	032308	9126	2/24/04	\$164,000	700	0	5	1950	2	14810	N	N	610 NE 8TH ST
003	380800	0225	8/22/03	\$201,000	740	0	5	1939	4	4225	N	N	132 4TH ST
003	052308	9042	7/2/03	\$185,000	1240	0	5	1936	3	8080	N	N	10225 394TH PL SE
003	857090	0027	6/8/04	\$210,500	1420	0	5	1903	3	28061	N	N	723 BALLARAT AV N
003	270060	0030	6/11/03	\$211,000	1560	0	5	1936	3	7000	N	N	251 3RD ST
003	132308	9100	3/7/03	\$240,000	640	0	6	1981	3	42083	Y	N	46733 SE 129TH ST
003	380800	0120	2/20/03	\$175,000	700	0	6	1937	3	6300	N	N	517 MAIN ST
003	102308	9144	11/11/03	\$232,000	960	0	6	1950	3	24000	Y	N	313 NE 8TH ST
003	779540	0015	7/14/04	\$214,000	980	0	6	1989	3	20247	N	N	508 JANET AV NE
003	032308	9164	5/7/04	\$231,845	1060	0	6	1943	4	9755	N	N	310 NE 8TH ST
003	779540	0040	5/20/04	\$237,000	1220	0	6	1960	3	9785	Y	N	502 ORCHARD AV NE
003	779540	0050	7/19/04	\$260,000	1250	0	6	1977	3	12786	Y	N	402 ORCHARD AV NE
003	779540	0005	5/21/04	\$231,000	1260	0	6	1951	4	9832	N	N	201 NE 6TH ST
003	779540	0022	8/12/03	\$231,000	1280	0	6	1949	5	10096	N	N	415 ORCHARD AV NE
003	380800	0085	12/11/03	\$186,000	1360	0	6	1921	4	9600	N	N	118 E 5TH ST
003	052308	9033	6/28/04	\$248,500	1370	0	6	1966	3	35027	Y	N	10221 394TH PL SE
003	032308	9141	4/11/03	\$230,000	1400	0	6	1972	3	13350	Y	N	42830 SE 108TH ST
003	770830	0200	8/24/04	\$268,800	1400	0	6	1977	3	11250	N	N	41236 SE 123RD ST
003	570245	0250	1/2/03	\$220,000	1410	0	6	1993	3	10015	Y	N	375 MERRITT PL NE
003	770830	0210	5/25/04	\$264,000	1450	0	6	1977	4	11250	N	N	41228 SE 123RD ST
003	570245	0290	10/23/03	\$230,000	1660	0	6	1992	3	10312	Y	N	415 NE 4TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
003	115110	0006	2/26/03	\$250,000	2040	0	6	1951	3	11900	N	N	13203 424TH AV SE	
003	019245	0180	6/6/03	\$228,000	840	300	7	1985	3	15890	Y	N	13821 437TH PL SE	
003	019245	0390	4/29/03	\$221,950	840	300	7	1985	3	16402	Y	N	43922 SE 139TH ST	
003	019245	0200	6/10/04	\$242,000	840	300	7	1985	3	20383	Y	N	13809 437TH PL SE	
003	019245	0310	6/21/04	\$228,400	850	800	7	1985	3	16763	Y	N	43810 SE 139TH ST	
003	032308	9137	4/8/03	\$217,500	980	0	7	1972	3	9583	N	N	1029 PICKETT AV NE	
003	256139	0020	9/13/04	\$229,500	1010	0	7	1974	3	9660	N	N	1101 PICKETT AV NE	
003	570350	0060	4/30/03	\$232,000	1010	0	7	1981	3	8800	Y	N	13418 434TH AV SE	
003	570350	0270	3/12/03	\$240,000	1010	460	7	1980	3	9460	Y	N	13525 433RD PL SE	
003	019246	0320	2/25/04	\$200,000	1060	0	7	1985	3	14719	N	N	43616 SE 137TH CT	
003	019245	0340	5/19/04	\$226,500	1100	0	7	1985	3	15258	Y	N	13823 439TH PL SE	
003	115110	0030	8/28/03	\$236,000	1100	0	7	1955	3	34265	N	N	13525 424TH AV SE	
003	019245	0040	1/7/03	\$189,950	1120	0	7	1985	3	15804	Y	N	13816 440TH PL SE	
003	019246	0390	7/26/04	\$229,500	1140	0	7	1986	3	20168	N	N	43607 SE 136TH ST	
003	152308	9245	6/12/03	\$200,000	1140	0	7	1989	3	7650	Y	N	43423 SE CEDAR FALLS WY	
003	570350	0170	8/23/03	\$229,950	1140	300	7	1982	3	13572	Y	N	43229 SE 134TH ST	
003	115110	0170	4/14/03	\$239,500	1150	0	7	1965	3	23480	N	N	13511 421ST AV SE	
003	857090	0328	2/24/03	\$214,500	1170	0	7	1963	3	10150	N	N	507 JANET AV NE	
003	857290	0270	9/22/04	\$264,000	1180	0	7	1993	3	3325	N	N	231 W PARK ST	
003	019245	0300	5/29/03	\$198,000	1200	0	7	1985	3	15606	Y	N	13826 438TH PL SE	
003	803990	0210	9/22/03	\$277,000	1200	310	7	1986	3	10625	N	N	443 SE MAPLE DR	
003	032308	9155	5/18/04	\$282,000	1210	330	7	1989	3	10454	Y	N	903 MILLS PL NE	
003	803990	0086	8/4/03	\$244,000	1220	0	7	1962	3	7250	N	N	445 MEADOW DR SE	
003	570245	0160	3/18/04	\$323,950	1270	300	7	1989	4	9600	Y	N	440 NE 4TH ST	
003	803880	0110	2/11/04	\$275,000	1290	460	7	1972	3	11500	N	N	452 SE ALDER DR	
003	570245	0010	9/1/04	\$250,000	1320	0	7	1989	3	9664	Y	N	210 NE 4TH ST	
003	082309	9047	9/10/03	\$345,000	1360	0	7	1995	3	216928	N	N	48926 SE 115TH ST	
003	570350	0350	4/22/03	\$245,000	1360	0	7	1980	3	10000	N	N	13521 434TH AV SE	
003	779582	0010	3/24/04	\$230,000	1360	0	7	1975	2	15667	Y	N	403 TAYLOR PL NE	
003	779582	0010	10/31/03	\$173,180	1360	0	7	1975	2	15667	Y	N	403 TAYLOR PL NE	
003	732750	0160	5/22/03	\$269,000	1370	0	7	1981	3	15503	N	N	45515 SE TANNER RD	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	779580	0010	8/3/04	\$265,000	1400	0	7	1968	3	9591	Y	N	801 NE 6TH ST
003	142308	9153	9/2/04	\$306,900	1440	0	7	1987	3	45302	N	N	45035 SE TANNER RD
003	779540	0020	6/22/04	\$269,950	1480	0	7	1950	4	10097	N	N	429 ORCHARD AV NE
003	102308	9208	6/11/04	\$245,000	1490	0	7	1965	4	9620	Y	N	720 THRASHER AV NE
003	732750	0110	11/25/03	\$250,000	1500	0	7	1980	3	15656	N	N	13125 455TH PL SE
003	152308	9244	2/6/04	\$249,000	1520	0	7	1988	3	15385	Y	N	43415 SE CEDAR FALLS WY
003	779540	0055	9/14/04	\$220,000	1530	0	7	1954	2	9772	Y	N	515 OGLE AV NE
003	803880	0140	1/23/04	\$262,000	1530	0	7	1978	3	11250	N	N	444 SE ALDER DR
003	032308	9147	4/4/04	\$255,000	1540	0	7	1977	3	20473	N	N	729 NE 10TH ST
003	152308	9141	6/24/04	\$260,000	1540	0	7	1960	3	13703	Y	N	1350 424TH AV SE
003	392850	0020	1/3/03	\$233,000	1560	0	7	1977	3	10720	N	N	828 BORST AV NE
003	570245	0430	10/28/03	\$315,000	1580	0	7	1989	4	11351	Y	N	395 OGLE PL NE
003	152308	9260	8/27/03	\$337,900	1590	310	7	1988	3	25834	N	N	43506 SE 136TH ST
003	770830	0100	7/27/04	\$256,000	1600	0	7	1974	3	11240	N	N	12319 415TH AV SE
003	570245	0420	4/10/03	\$289,000	1610	0	7	1989	4	14035	Y	N	389 OGLE PL NE
003	803880	0120	1/21/04	\$264,000	1660	0	7	1976	3	11250	N	N	450 SE ALDER DR
003	570245	0220	4/9/03	\$303,000	1680	0	7	1989	3	29046	Y	N	353 MERRITT PL NE
003	019245	0210	9/8/04	\$249,000	1690	0	7	1984	3	14378	Y	N	13803 437TH PL SE
003	803990	0275	7/21/03	\$294,000	1700	0	7	1987	3	12171	Y	N	610 MEADOW DR SE
003	803990	0370	6/25/04	\$339,000	1710	0	7	1988	3	13500	Y	N	459 MEADOW DR SE
003	152308	9076	1/9/03	\$350,000	1780	0	7	1974	4	54450	Y	N	13425 428TH AV SE
003	142308	9042	1/21/04	\$285,000	1790	0	7	1963	4	35040	N	N	44602 SE MOUNT SI RD
003	779540	0120	7/27/04	\$265,000	1820	0	7	1966	3	9691	Y	N	501 THRASHER AV NE
003	142308	9146	4/17/04	\$320,000	1830	0	7	1987	3	41996	N	N	45107 SE 130TH PL
003	112308	9033	7/2/03	\$235,000	1840	0	7	1968	3	21160	N	N	44303 SE MOUNT SI RD
003	182309	9077	1/8/03	\$280,000	1890	0	7	1995	3	42908	N	N	14110 475TH AV SE
003	392840	0080	11/5/03	\$240,000	1900	0	7	1965	4	13000	N	N	801 NE 10TH ST
003	770830	0080	8/12/04	\$253,500	1920	0	7	1977	3	15300	N	N	41259 SE 123RD ST
003	032308	9151	6/21/04	\$350,000	1924	0	7	1996	3	10454	N	N	902 MILLS PL NE
003	152308	9203	8/5/03	\$363,000	1930	0	7	1981	3	52707	Y	N	42827 SE 134TH PL
003	182309	9032	3/1/03	\$357,000	2010	0	7	1997	3	30000	Y	N	12822 480TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
003	770830	0060	8/17/04	\$276,950	2030	0	7	1977	3	11560	N	N	41243 SE 123RD ST	
003	570245	0410	9/15/03	\$349,950	2100	0	7	1989	4	10270	Y	N	383 OGLE PL NE	
003	736640	0070	3/24/04	\$320,000	2180	0	7	1967	4	11729	Y	N	618 BORST AV NE	
003	770830	0120	10/8/03	\$285,000	2280	0	7	1969	3	14016	Y	N	12324 415TH AV SE	
003	072309	9037	2/27/03	\$279,000	2380	0	7	1971	3	20000	N	N	12611 480TH AV SE	
003	857290	0135	1/21/04	\$356,000	2420	0	7	1986	3	13050	N	N	245 BENDIGO BL	
003	803990	0315	9/13/04	\$300,000	1240	300	8	1988	3	10800	Y	N	459 SI VIEW PL	
003	803880	0080	3/29/04	\$305,000	1580	0	8	1975	3	11250	N	N	449 SE CHERRY DR	
003	162308	9153	4/7/04	\$345,000	1590	0	8	1993	3	45302	N	N	41517 SE 131ST ST	
003	778710	0340	12/12/03	\$314,990	1850	0	8	1996	3	7208	Y	N	505 SE 6TH ST	
003	803990	0195	6/24/04	\$351,000	1890	0	8	1966	3	21625	N	N	816 RIVERSIDE DR SE	
003	778710	0810	11/25/03	\$375,000	1900	0	8	1997	3	7389	Y	N	545 SE 9TH ST	
003	778710	0810	11/25/03	\$375,000	1900	0	8	1997	3	7389	Y	N	545 SE 9TH ST	
003	778710	0760	1/3/03	\$367,000	1900	0	8	1997	3	9920	N	N	485 SE 9TH ST	
003	778710	0250	2/21/03	\$319,950	1900	0	8	1997	3	8375	N	N	620 SE 6TH ST	
003	142308	9107	2/18/03	\$349,000	1940	0	8	1988	3	56192	N	N	12803 452ND AV SE	
003	778710	0790	1/20/03	\$318,995	1990	0	8	1997	3	7494	Y	N	515 SE 9TH ST	
003	778710	0540	11/19/03	\$364,500	2000	0	8	1996	3	7630	N	N	505 SE 7TH ST	
003	778710	0300	6/11/03	\$335,000	2010	0	8	1996	3	7297	Y	N	520 SE 6TH ST	
003	778710	0380	3/24/03	\$335,000	2010	0	8	1996	3	7238	Y	N	585 SE 6TH ST	
003	778710	0630	1/27/03	\$309,900	2010	0	8	1996	3	7127	Y	N	540 SE 8TH ST	
003	778710	0150	1/27/03	\$304,750	2010	0	8	1995	3	11590	N	N	435 SE 5TH ST	
003	115110	0130	7/8/03	\$297,000	2020	0	8	1958	3	40084	N	N	13520 421ST AV SE	
003	132308	9200	7/27/04	\$355,500	2060	0	8	1994	3	52923	N	N	46203 SE 140TH ST	
003	778711	0030	2/23/04	\$378,000	2120	0	8	1997	3	7021	Y	N	450 SE 10TH ST	
003	778711	0390	6/25/04	\$369,950	2120	0	8	1997	3	8052	Y	N	1123 SE 11TH PL	
003	159300	1281	8/9/04	\$404,900	2150	0	8	1996	3	41156	Y	N	10233 428TH AV SE	
003	159300	1281	2/28/03	\$359,900	2150	0	8	1996	3	41156	Y	N	10233 428TH AV SE	
003	778710	0370	6/17/04	\$349,990	2150	0	8	1996	3	7746	N	N	565 SE 6TH ST	
003	778710	0930	5/4/04	\$340,000	2150	0	8	1997	3	7254	Y	N	545 SE 8TH ST	
003	778712	0290	8/4/04	\$384,000	2150	0	8	1998	3	7367	Y	N	315 SE 10TH CIR	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	778711	0680	6/9/04	\$380,000	2210	0	8	1998	3	8010	Y	N	860 SE 10TH ST
003	803990	0420	7/22/03	\$358,000	2210	0	8	1989	3	19500	N	N	608 RIVERSIDE DR SE
003	072309	9043	9/17/04	\$369,000	2300	0	8	2001	3	20200	N	N	48118 SE 127TH ST
003	132308	9067	9/3/04	\$407,000	2320	0	8	2003	3	18941	N	N	45502 SE 141ST ST
003	778711	0470	8/2/04	\$380,000	2320	0	8	1997	3	10400	Y	N	1080 MOUNTAIN PARK BL SW
003	778712	0330	7/27/04	\$382,000	2320	0	8	1998	3	9117	Y	N	220 SE 10TH CIR
003	751170	0210	11/10/03	\$420,000	2340	0	8	1997	3	29900	N	N	47532 SE 137TH ST
003	778710	0240	10/6/03	\$354,950	2340	0	8	1996	3	9400	N	N	625 SE 5TH ST
003	778712	0620	8/4/03	\$375,000	2340	0	8	1998	3	9258	Y	N	385 SE 12TH PL
003	778710	0440	4/16/03	\$359,000	2350	0	8	1996	3	7281	N	N	560 SE 7TH ST
003	778712	0560	3/31/03	\$356,950	2370	0	8	1999	3	8752	Y	N	350 SE 13TH PL
003	778710	0910	9/16/04	\$381,950	2420	0	8	1996	3	7874	Y	N	505 SE 8TH ST
003	778711	0260	3/11/04	\$366,950	2430	0	8	1998	3	8901	Y	N	1020 SE 11TH PL
003	152308	9231	6/28/04	\$437,000	2435	0	8	2002	3	44517	N	N	13511 435TH AV SE
003	778710	0830	10/14/03	\$365,000	2450	0	8	1997	3	7410	Y	N	540 SE 9TH ST
003	550650	0220	5/12/04	\$399,000	2460	0	8	1991	3	32863	N	N	45925 SE 130TH PL
003	803990	0385	3/26/04	\$430,000	2480	0	8	2000	3	21807	Y	N	645 MEADOW DR SE
003	778710	0970	5/14/04	\$395,000	2498	0	8	1997	3	7716	N	N	565 SE 9TH ST
003	778710	0970	10/11/04	\$395,000	2498	0	8	1997	3	7716	N	N	565 SE 9TH ST
003	778710	0840	1/3/03	\$354,000	2500	0	8	1997	3	7416	Y	N	520 SE 9TH ST
003	778712	0010	2/12/03	\$374,950	2500	0	8	1998	3	9999	Y	N	320 SE 10TH ST
003	778712	0530	2/21/03	\$375,000	2530	0	8	1998	3	11835	Y	N	325 SE 13TH PL
003	778710	0780	9/27/04	\$405,000	2590	0	8	1997	3	7159	N	N	510 SE 9TH ST
003	152308	9086	4/25/03	\$344,950	2620	0	8	1995	3	22063	N	N	1607 SE CEDAR FALLS WY
003	778711	0350	4/28/04	\$390,000	2630	0	8	1997	3	7586	Y	N	1128 SE 11TH PL
003	778711	0550	8/21/03	\$372,000	2630	0	8	1997	3	11777	Y	N	595 SE 10TH ST
003	132308	9148	10/13/03	\$449,000	2640	0	8	2003	3	20945	N	N	45400 SE NORTH BEND WY
003	152308	9130	9/16/04	\$424,000	2645	0	8	2002	3	31684	N	N	13506 435TH AV SE
003	778712	0300	9/11/03	\$369,000	2660	0	8	1998	3	8424	Y	N	280 SE 10TH CIR
003	778710	0500	9/16/04	\$395,500	2710	0	8	1996	3	8973	N	N	425 SE 7TH ST
003	778711	0290	12/9/03	\$380,000	2710	0	8	1997	3	7855	Y	N	1080 SE 11TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
003	778711	0700	6/7/04	\$399,000	2710	0	8	1998	3	8010	Y	N	800 SE 10TH ST	
003	751170	0100	1/9/03	\$442,000	2750	0	8	1997	3	36137	N	N	47205 SE 137TH ST	
003	032308	9170	6/25/04	\$510,000	2780	0	8	1995	3	21804	N	N	700 NE 10TH ST	
003	142308	9103	8/30/04	\$570,000	2860	0	8	2004	3	136778	N	N	13302 446TH AV SE	
003	132308	9078	7/7/04	\$470,000	2870	0	8	2004	3	18941	N	N	45520 SE 141ST ST	
003	751170	0130	3/31/04	\$467,000	3040	0	8	1997	3	26250	N	N	13897 473RD CT SE	
003	380800	0115	4/7/03	\$399,000	3540	0	8	2000	3	6300	N	N	521 MAIN ST	
003	733820	0490	10/4/04	\$405,000	1790	0	9	1992	3	35000	Y	N	47014 SE 126TH ST	
003	733820	0200	10/13/04	\$403,000	2030	0	9	1993	3	34998	Y	N	12816 469TH PL SE	
003	152308	9239	1/21/04	\$357,000	2040	0	9	1990	3	15012	N	N	1400 LA FOREST DR SE	
003	395610	0150	8/2/04	\$436,450	2180	0	9	1990	3	22017	N	N	1210 LA FOREST DR SE	
003	733820	0420	10/15/03	\$427,500	2270	0	9	1992	3	30165	Y	N	47015 SE 128TH PL	
003	733820	0370	8/26/03	\$406,000	2280	0	9	1993	3	35127	Y	N	47106 SE 129TH ST	
003	395610	0130	8/15/03	\$390,000	2310	0	9	1991	3	21780	N	N	1060 LA FOREST DR SE	
003	152308	9267	6/18/03	\$405,000	2320	0	9	1990	3	15004	N	N	1370 LA FOREST DR SE	
003	112308	9028	6/20/03	\$445,000	2410	0	9	1999	3	53143	N	N	44129 SE MOUNT SI RD	
003	951032	0150	2/17/04	\$467,000	2500	0	9	1997	3	50595	N	N	13905 457TH AV SE	
003	951031	0220	8/24/04	\$500,000	2510	0	9	1995	3	36309	N	N	13724 457TH AV SE	
003	951032	0100	12/10/03	\$455,000	2510	0	9	1996	3	34873	N	N	13803 457TH AV SE	
003	951030	0350	9/14/04	\$482,400	2540	0	9	1994	3	39056	N	N	46227 SE 139TH PL	
003	951030	0350	9/14/04	\$478,000	2540	0	9	1994	3	39056	N	N	46227 SE 139TH PL	
003	951030	0180	10/8/04	\$510,000	2590	0	9	1994	3	32491	N	N	13703 461ST PL SE	
003	951031	0140	9/8/04	\$513,000	2620	0	9	1995	3	34365	N	N	13713 460TH CT SE	
003	751170	0070	3/5/03	\$470,000	2630	0	9	1997	3	31033	N	N	47229 SE 137TH ST	
003	951030	0260	8/7/03	\$465,000	2630	0	9	1994	3	31357	N	N	46226 SE 139TH PL	
003	122308	9051	8/14/03	\$475,000	2670	1220	9	1982	3	68824	Y	N	46715 SE 119TH ST	
003	032308	9085	2/14/03	\$635,000	2740	0	9	1999	3	101930	Y	N	10511 428TH AV SE	
003	132308	9141	4/9/03	\$455,000	2740	0	9	2003	3	66608	N	N	46726 SE 129TH ST	
003	951030	0160	9/24/03	\$520,000	2760	0	9	1994	3	33955	N	N	46106 SE 137TH ST	
003	951031	0090	4/22/03	\$445,000	2810	0	9	1995	3	35074	N	N	46013 SE 137TH ST	
003	102308	9255	3/25/03	\$444,900	2830	0	9	1999	3	44431	Y	N	42205 SE CEDAR FALLS WY	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	951032	0010	4/22/04	\$535,000	2860	0	9	1997	3	34248	N	N	13472 456TH PL SE
003	733820	0470	5/11/04	\$510,000	2880	0	9	1992	3	34952	Y	N	47028 SE 126TH ST
003	112308	9012	11/17/03	\$569,000	2920	0	9	1998	3	291416	N	N	12619 444TH AV SE
003	132308	9174	2/18/04	\$512,500	2960	0	9	2000	3	41200	Y	N	13911 455TH AV SE
003	032308	9161	3/30/04	\$605,000	2970	0	9	1984	3	200376	Y	N	601 NE 12TH ST
003	951032	0210	2/18/04	\$525,000	3025	0	9	1997	3	42875	N	N	45735 SE 139TH PL
003	951032	0210	7/23/03	\$500,000	3025	0	9	1997	3	42875	N	N	45735 SE 139TH PL
003	951032	0160	11/3/03	\$500,000	3070	0	9	1997	3	34530	N	N	45703 SE 139TH ST
003	951032	0160	11/4/03	\$500,000	3070	0	9	1997	3	34530	N	N	45703 SE 139TH ST
003	142308	9044	3/17/04	\$530,000	3090	0	9	1995	3	56192	N	N	12807 452ND AV SE
003	951030	0130	7/21/03	\$520,000	3130	0	9	1994	3	40918	N	N	46300 SE 137TH ST
003	784620	0090	8/27/03	\$529,500	3250	0	9	2004	3	8260	Y	N	915 SNOQUALM PL
003	951030	0120	1/17/03	\$486,650	3270	0	9	1994	3	33652	N	N	46308 SE 137TH ST
003	784620	0100	8/3/04	\$549,900	3330	0	9	2004	3	8632	Y	N	895 SNOQUALM PL
003	784620	0110	8/23/04	\$546,342	3330	0	9	2004	3	8846	Y	N	875 SNOQUALM PL
003	784620	0030	6/18/04	\$525,500	3330	0	9	2004	3	8935	Y	N	850 SNOQUALMIE PL
003	803990	0240	2/23/04	\$485,000	3330	0	9	2002	3	14850	N	N	730 MEADOW DR SE
003	152308	9221	7/22/04	\$659,000	3540	0	9	1981	3	65340	Y	N	42819 SE 137TH PL
003	784620	0020	6/23/04	\$505,900	3320	0	10	2004	3	8368	Y	N	830 SNOQUALM PL
003	951030	0190	6/19/03	\$599,000	3400	0	10	1994	3	35608	N	N	46105 SE 137TH ST
007	252308	9080	5/20/04	\$195,000	620	0	4	1966	3	50965	N	N	16825 454TH AV SE
007	162308	9039	2/13/03	\$265,000	700	0	5	1938	4	57063	N	N	41508 SE 141ST ST
007	222308	9023	5/27/03	\$212,000	1420	0	5	1954	4	22500	N	N	15123 CEDAR FALLS RD SE
007	733450	0690	2/2/04	\$194,950	670	0	6	1966	3	9375	N	N	14908 444TH AV SE
007	940710	2520	7/22/04	\$219,990	790	0	6	1977	4	9430	N	N	42817 SE 176TH ST
007	940710	1270	3/28/03	\$215,000	840	0	6	1968	4	15500	N	N	16601 423RD PL SE
007	733460	0450	11/1/03	\$192,500	890	0	6	1969	4	9000	N	N	14418 448TH AV SE
007	940700	0090	5/5/04	\$214,000	940	640	6	1970	3	9360	N	N	17307 433RD AV SE
007	940710	1560	9/2/03	\$212,000	960	640	6	1980	3	9600	N	N	42027 SE 166TH ST
007	940710	1940	6/24/03	\$176,000	960	0	6	1968	3	9700	N	N	16812 423RD PL SE
007	940700	1310	8/11/03	\$218,000	970	0	6	1972	3	9588	N	N	17020 426TH AV SE

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007	940700	1510	10/17/03	\$207,133	1250	0	6	1981	3	10300	N	N	42641 SE 169TH ST
007	940710	0070	6/18/03	\$194,950	1290	0	6	1975	3	14852	N	N	43425 SE 173RD PL
007	733470	0110	4/20/04	\$216,000	1340	0	6	1976	4	9800	N	N	15001 443RD AV SE
007	940711	0180	7/18/03	\$215,000	1440	0	6	1981	3	14615	N	N	16836 430TH LN SE
007	162308	9059	9/13/04	\$460,000	2880	0	6	1990	3	148539	N	N	13613 409TH AV SE
007	940711	0310	5/7/04	\$235,000	820	820	7	1978	3	9600	N	N	16948 430TH PL SE
007	940700	1520	8/20/04	\$255,000	830	800	7	1980	3	11500	N	N	42633 SE 169TH ST
007	733440	1300	6/22/03	\$189,500	860	0	7	1977	3	10125	N	N	14708 442ND AV SE
007	733460	0950	3/8/04	\$199,000	910	0	7	1977	4	9750	N	N	44525 SE 145TH ST
007	940700	1680	2/20/03	\$193,150	910	0	7	1983	3	9215	N	N	16803 425TH AV SE
007	733450	0130	2/27/03	\$160,000	920	0	7	1980	2	9594	N	N	43712 SE 150TH ST
007	940700	1260	4/25/03	\$205,000	920	0	7	1981	3	9400	N	N	17037 427TH AV SE
007	733460	1060	8/25/03	\$193,500	940	0	7	1978	4	9750	N	N	44546 SE 146TH ST
007	733440	0740	8/6/03	\$193,000	950	0	7	1972	4	10950	N	N	44538 SE 147TH ST
007	940710	0610	3/21/03	\$189,000	960	0	7	1971	4	10591	N	N	42904 SE 176TH ST
007	940710	0210	11/4/03	\$185,000	960	0	7	1970	3	13485	N	N	43442 SE 172ND PL
007	940711	1550	5/21/03	\$184,950	960	0	7	1971	3	9000	N	N	17334 428TH AV SE
007	733450	0060	2/23/04	\$202,000	970	0	7	1973	3	11680	N	N	43830 SE 150TH ST
007	940700	1240	8/26/03	\$179,000	970	0	7	1977	4	9100	N	N	17049 427TH AV SE
007	940710	0300	8/20/03	\$186,200	970	0	7	1990	3	9600	N	N	17209 434TH AV SE
007	733440	1140	4/8/03	\$209,000	990	0	7	1977	4	10488	N	N	14614 444TH AV SE
007	733450	0360	12/12/03	\$206,800	990	0	7	1978	3	9306	N	N	44108 SE 149TH ST
007	733450	0580	6/17/04	\$231,480	990	0	7	1977	4	13325	N	N	14905 444TH AV SE
007	940711	0900	5/18/04	\$249,500	990	700	7	1979	3	10502	N	N	16844 429TH AV SE
007	733440	1240	8/21/03	\$185,000	1010	0	7	1976	3	11088	N	N	44301 SE 146TH ST
007	733450	0930	5/17/04	\$207,500	1010	0	7	1966	3	10500	N	N	14724 447TH AV SE
007	940700	1070	8/25/04	\$252,450	1010	0	7	1978	3	9440	N	N	42727 SE 170TH PL
007	940700	1910	1/12/04	\$221,950	1010	0	7	1971	4	11800	N	N	42630 SE 169TH ST
007	940710	2700	4/8/04	\$246,000	1010	480	7	1981	3	9600	N	N	43128 SE 175TH LN
007	940700	1760	9/20/04	\$229,000	1020	0	7	1987	3	9118	N	N	16805 426TH AV SE
007	940700	1770	11/20/03	\$217,500	1020	0	7	1987	3	9000	N	N	16806 426TH AV SE

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Area 80
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	733460	0570	6/9/04	\$195,000	1030	0	7	1977	4	8486	N	N	14405 447TH AV SE
007	940700	1750	2/26/03	\$244,950	1030	510	7	1995	3	9160	N	N	16813 426TH AV SE
007	940710	2440	9/28/04	\$260,500	1030	470	7	1994	3	11760	N	N	42701 SE 175TH PL
007	940711	1060	7/13/04	\$250,000	1030	510	7	1990	3	10400	N	N	42963 SE 170TH CT
007	147163	0330	7/21/04	\$290,000	1040	790	7	1981	3	15360	N	N	44018 SE 143RD ST
007	940710	0330	7/29/03	\$225,000	1040	490	7	1980	3	10800	N	N	43411 SE 172ND PL
007	940711	0060	3/13/04	\$199,000	1050	490	7	1978	3	9600	N	N	17026 431ST AV SE
007	733440	0560	5/26/04	\$219,000	1060	0	7	1972	4	9750	N	N	44412 SE 146TH ST
007	733440	0560	2/10/03	\$210,000	1060	0	7	1972	4	9750	N	N	44412 SE 146TH ST
007	733460	1790	8/24/04	\$233,450	1060	0	7	1983	3	12780	N	N	14618 449TH AV SE
007	940710	1670	3/15/04	\$249,900	1060	520	7	1994	3	10191	N	N	42108 SE 168TH ST
007	940711	1170	8/26/03	\$215,500	1060	0	7	1979	3	8816	N	N	42842 SE 170TH PL
007	940711	0160	10/7/03	\$246,400	1060	550	7	1994	3	27542	N	N	16830 430TH LN SE
007	733440	1270	7/12/04	\$216,800	1070	0	7	1987	3	17200	N	N	14620 442ND AV SE
007	733450	0020	3/30/04	\$270,000	1070	740	7	1995	3	10192	N	N	44002 SE 150TH ST
007	788050	0042	4/8/04	\$249,950	1070	530	7	2001	3	13096	N	N	47543 SE 159TH ST
007	733450	1410	4/20/04	\$275,000	1080	520	7	1979	4	15312	N	N	44647 SE 151ST PL
007	147161	0160	4/3/03	\$234,950	1090	0	7	1983	3	16708	N	N	14211 440TH CT SE
007	152308	9218	7/11/03	\$265,000	1090	0	7	1981	3	24754	Y	N	43437 SE 142ND ST
007	733450	1340	8/26/04	\$239,950	1090	540	7	1978	3	11250	N	N	44618 SE 151ST PL
007	940710	1780	4/15/04	\$249,000	1090	240	7	1989	3	14700	N	N	42005 SE 167TH ST
007	940711	1270	10/6/03	\$218,000	1090	0	7	1982	3	9717	N	N	42714 SE 170TH PL
007	733470	0010	4/16/04	\$240,000	1100	0	7	1965	4	10360	N	N	44304 SE 151ST ST
007	940700	1250	4/22/03	\$198,000	1100	0	7	1981	3	9720	N	N	17043 427TH AV SE
007	940710	2510	4/16/04	\$253,000	1100	530	7	1979	3	9348	N	N	42809 SE 176TH ST
007	940710	0950	8/4/03	\$220,000	1100	390	7	1978	4	9600	N	N	17425 426TH AV SE
007	733460	0830	9/27/04	\$239,000	1105	0	7	1975	3	8750	N	N	14400 444TH AV SE
007	940710	1680	3/26/04	\$232,000	1130	0	7	1987	3	10500	N	N	16714 421ST AV SE
007	940711	0890	10/1/03	\$249,900	1130	790	7	1990	3	10800	N	N	16850 429TH AV SE
007	570300	0071	4/2/03	\$342,000	1140	840	7	1988	3	108593	N	N	44202 SE 159TH ST
007	733440	1380	5/25/04	\$217,295	1140	0	7	1977	3	9600	N	N	43921 SE 149TH ST

Improved Sales Used in this Annual Update Analysis
Area 80
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	733440	1420	11/24/03	\$185,500	1140	0	7	1977	4	10500	N	N	43825 SE 149TH ST
007	733450	1500	3/6/03	\$202,000	1140	320	7	1992	3	11900	N	N	44501 SE 151ST PL
007	940710	0900	4/15/03	\$254,550	1140	0	7	1977	3	9300	N	N	17305 426TH AV SE
007	940710	0470	7/13/04	\$242,000	1140	530	7	1980	3	11200	N	N	17162 432ND CT SE
007	940710	2400	9/11/03	\$255,900	1140	520	7	1990	4	9600	N	N	42603 SE 175TH PL
007	940711	0960	9/2/04	\$269,000	1140	0	7	1981	3	11340	N	N	16915 430TH PL SE
007	940710	0130	8/25/03	\$226,000	1150	0	7	1977	3	9600	N	N	17312 435TH AV SE
007	162308	9090	7/21/04	\$253,500	1170	270	7	1979	3	22764	Y	N	40924 SE 131ST ST
007	733440	1290	1/23/04	\$230,000	1180	0	7	1977	4	11100	N	N	14712 442ND AV SE
007	733450	0400	10/19/04	\$231,000	1180	0	7	1978	4	9440	N	N	44212 SE 149TH PL
007	733450	1490	7/24/03	\$230,000	1180	550	7	1980	4	11424	N	N	44507 SE 151ST PL
007	733460	2010	4/8/03	\$198,000	1180	550	7	1981	3	9750	N	N	14621 447TH AV SE
007	940700	0210	8/14/03	\$211,000	1180	0	7	1978	3	11220	N	N	17318 432ND AV SE
007	142308	9161	5/10/04	\$297,000	1190	360	7	1988	3	17837	N	N	43642 SE 143RD PL
007	940700	0850	9/9/04	\$275,000	1190	330	7	1980	4	10380	N	N	17220 428TH PL SE
007	940700	0940	8/20/04	\$224,950	1190	0	7	1978	3	10300	N	N	42767 SE 172ND PL
007	147161	0080	7/17/03	\$258,000	1200	270	7	1987	3	15040	N	N	43801 SE 142ND ST
007	733450	1520	6/19/03	\$207,000	1200	0	7	1979	4	11868	N	N	15123 445TH AV SE
007	733460	1830	7/13/04	\$213,200	1200	0	7	1977	3	9750	N	N	44823 SE 146TH ST
007	733460	1950	5/27/04	\$214,900	1200	0	7	1977	4	9750	N	N	14614 447TH AV SE
007	733460	1920	12/3/03	\$211,950	1200	0	7	1972	4	9750	N	N	44723 SE 146TH ST
007	940700	0150	6/24/04	\$221,000	1200	0	7	1993	3	9800	N	N	43212 SE 173RD PL
007	940700	1120	1/30/03	\$214,000	1200	0	7	1994	3	9770	N	N	17024 427TH AV SE
007	940711	1650	6/16/04	\$224,000	1200	0	7	1973	3	9600	N	N	17315 430TH AV SE
007	147163	0350	9/19/03	\$269,500	1210	340	7	1988	3	12956	N	N	14229 442ND AV SE
007	147163	0370	8/25/03	\$250,000	1210	760	7	1981	3	13995	N	N	14221 441ST PL SE
007	940700	0780	8/26/03	\$258,000	1210	1060	7	1978	4	10010	N	N	17225 429TH AV SE
007	940710	2500	4/27/04	\$222,000	1210	0	7	1979	4	9296	N	N	42801 SE 176TH ST
007	733450	0850	7/1/04	\$220,000	1220	0	7	1977	3	9750	N	N	14735 447TH AV SE
007	147163	0360	8/29/03	\$275,000	1230	290	7	1982	3	16027	N	N	14225 441ST PL SE
007	733440	0730	7/7/03	\$218,500	1230	0	7	1979	4	10658	N	N	44532 SE 147TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	733450	1090	9/22/04	\$228,600	1230	0	7	1979	4	11026	N	N	44404 SE 151ST ST
007	733450	1030	6/11/03	\$229,990	1230	660	7	1978	3	11250	N	N	44525 SE 150TH ST
007	733450	0890	9/12/03	\$190,000	1230	0	7	1972	4	9750	N	N	14707 447TH AV SE
007	733450	0250	10/1/03	\$193,950	1230	0	7	1967	3	29852	N	N	43827 SE 150TH ST
007	940700	1610	5/10/04	\$252,500	1230	0	7	1979	3	11875	N	N	16904 424TH AV SE
007	940700	1150	2/21/03	\$232,000	1230	660	7	1977	3	10791	N	N	17054 427TH AV SE
007	940710	1500	3/4/03	\$226,500	1230	0	7	1979	3	9720	N	N	42212 SE 166TH PL
007	940710	0730	7/3/03	\$232,000	1230	0	7	1980	4	10725	N	N	17451 427TH AV SE
007	940710	2970	9/5/03	\$204,000	1230	0	7	1978	3	14093	N	N	43320 SE 176TH ST
007	940711	0690	6/3/03	\$224,950	1230	0	7	1980	3	9600	N	N	16857 427TH PL SE
007	940711	0750	8/5/04	\$216,000	1230	0	7	1978	3	9600	N	N	16848 427TH PL SE
007	940711	0360	7/19/03	\$225,000	1230	0	7	1978	3	12160	N	N	16904 430TH PL SE
007	940710	2940	10/1/03	\$253,000	1240	460	7	1980	3	11455	N	N	43329 SE 176TH ST
007	940710	2610	9/9/03	\$204,950	1240	0	7	1977	3	12220	N	N	42929 SE 176TH ST
007	162308	9144	6/19/03	\$325,000	1250	0	7	1994	3	265716	N	N	13826 415TH WY SE
007	733440	0260	8/8/03	\$234,000	1250	0	7	1963	4	9200	N	N	43820 SE 149TH ST
007	733440	1210	2/19/03	\$218,000	1250	0	7	1977	3	11100	N	N	14623 444TH AV SE
007	733460	0640	4/19/04	\$222,000	1250	0	7	1977	3	10000	N	N	44515 SE 144TH ST
007	733460	1210	8/20/03	\$215,000	1250	0	7	1970	4	11571	N	N	44804 SE 146TH ST
007	733460	1220	8/11/03	\$202,812	1250	0	7	1970	3	12093	N	N	44812 SE 146TH ST
007	940710	2920	8/13/03	\$212,000	1250	0	7	1970	3	11570	N	N	43313 SE 176TH ST
007	940710	2990	10/16/03	\$197,100	1250	0	7	1970	2	10710	N	N	17406 433RD PL SE
007	940711	0020	9/16/03	\$177,000	1250	0	7	1970	3	9360	N	N	17056 431ST AV SE
007	733450	0900	3/2/04	\$200,000	1270	0	7	1973	3	9750	N	N	14701 447TH AV SE
007	940700	0750	5/12/04	\$224,950	1270	0	7	1978	3	9450	N	N	17210 429TH AV SE
007	733460	1310	8/20/03	\$206,300	1280	0	7	1977	3	12900	N	N	45002 SE 146TH ST
007	940700	1330	11/20/03	\$269,000	1280	700	7	1979	3	9750	N	N	17032 426TH AV SE
007	940710	0080	10/3/03	\$209,000	1290	0	7	1973	3	11439	N	N	17305 435TH AV SE
007	940700	1210	6/29/04	\$244,500	1310	0	7	1979	3	9750	N	N	17067 427TH AV SE
007	940711	0950	10/30/03	\$269,000	1320	250	7	1998	3	10875	N	N	16905 430TH PL SE
007	940710	3050	4/22/03	\$259,500	1330	490	7	1979	4	11200	N	N	17419 CEDAR FALLS RD SE

Improved Sales Used in this Annual Update Analysis
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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	733460	1850	5/23/03	\$195,000	1340	0	7	1977	4	9750	N	N	44811 SE 146TH ST
007	940700	1860	10/30/03	\$246,000	1340	170	7	1979	3	9300	N	N	16804 426TH PL SE
007	940711	1570	2/11/04	\$262,900	1340	650	7	1978	3	9760	N	N	17318 428TH AV SE
007	733460	1270	5/30/03	\$208,000	1350	0	7	1977	4	10625	N	N	14512 449TH AV SE
007	733450	0120	4/7/04	\$229,950	1360	0	7	1984	3	9760	N	N	43716 SE 150TH ST
007	940710	1930	6/18/03	\$218,000	1360	0	7	1994	3	10000	Y	N	16816 423RD PL SE
007	192309	9068	2/12/03	\$299,950	1370	890	7	2002	3	14484	N	N	47421 SE 159TH ST
007	733450	1140	8/29/03	\$209,950	1380	0	7	1977	4	11625	N	N	44612 SE 151ST ST
007	147160	0220	5/8/03	\$234,200	1390	0	7	1980	3	17818	N	N	44122 SE 142ND ST
007	147160	0030	6/10/04	\$260,950	1390	340	7	1980	3	16065	N	N	43622 SE 142ND ST
007	252308	9078	5/13/03	\$259,950	1390	0	7	1968	5	28283	N	N	16927 454TH AV SE
007	262308	9077	3/12/04	\$320,000	1390	260	7	1979	4	44866	N	N	43615 SE 170TH ST
007	733460	0680	5/26/04	\$235,000	1390	0	7	1977	4	9750	N	N	14426 445TH AV SE
007	940710	0770	3/17/03	\$232,000	1390	310	7	1978	3	9600	N	N	17436 426TH AV SE
007	262308	9086	3/21/03	\$339,950	1400	1400	7	1977	3	84942	N	N	44119 SE 161ST PL
007	733460	0800	3/25/03	\$173,000	1400	0	7	1983	2	9072	N	N	14415 445TH AV SE
007	940710	2580	1/21/03	\$245,000	1410	480	7	1979	5	11305	N	N	17604 429TH AV SE
007	940711	0650	7/15/03	\$225,000	1410	0	7	1979	2	14625	N	N	42703 SE 168TH PL
007	940710	2190	4/1/04	\$242,450	1430	0	7	1980	3	10455	N	N	42125 SE 171ST ST
007	940711	1070	10/13/03	\$228,000	1430	0	7	1979	3	14875	N	N	42967 SE 170TH CT
007	147161	0290	10/10/03	\$226,000	1440	0	7	1981	3	15484	N	N	14210 443RD PL SE
007	733440	0930	11/3/03	\$180,000	1440	0	7	1981	4	11100	N	N	44543 SE 147TH ST
007	940710	2690	10/12/04	\$265,000	1440	0	7	1979	3	9600	N	N	43126 SE 175TH LN
007	940710	2000	2/24/04	\$267,000	1440	0	7	1980	3	12000	N	N	42301 SE 168TH CT
007	733460	1490	7/14/03	\$232,500	1450	0	7	1994	3	22332	N	N	14638 450TH AV SE
007	733440	1500	6/24/03	\$209,950	1460	0	7	1972	4	9240	N	N	43705 SE 149TH ST
007	733460	0990	8/19/03	\$203,000	1460	0	7	1973	3	9750	N	N	44627 SE 145TH ST
007	940710	0980	3/22/04	\$239,950	1490	0	7	1979	4	10200	N	N	42520 SE 175TH PL
007	940710	0980	1/14/03	\$221,000	1490	0	7	1979	4	10200	N	N	42520 SE 175TH PL
007	252308	9030	6/15/04	\$275,000	1500	0	7	1968	3	56192	N	N	45328 SE EDGEWICK RD
007	940711	1530	5/27/04	\$269,950	1538	0	7	1990	3	9775	N	N	17345 428TH AV SE

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Area 80
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	147163	0260	7/10/03	\$245,500	1560	0	7	1981	3	14094	N	N	14227 439TH AV SE
007	733460	0730	5/11/04	\$266,000	1580	0	7	1979	3	8856	N	N	14416 446TH AV SE
007	940700	0910	11/10/03	\$203,000	1580	0	7	1973	3	9750	N	N	17213 428TH PL SE
007	940700	0620	2/23/04	\$222,500	1590	0	7	1975	3	9600	N	N	42837 SE 170TH PL
007	733440	1440	11/13/03	\$243,000	1600	0	7	1980	3	13875	N	N	43809 SE 149TH ST
007	940710	0190	6/18/04	\$238,500	1600	0	7	1980	3	10769	N	N	17206 435TH AV SE
007	733440	0820	10/20/03	\$219,000	1610	0	7	1972	3	9750	N	N	14726 446TH AV SE
007	147163	0380	10/24/03	\$284,000	1630	0	7	1984	4	13889	N	N	14232 441ST PL SE
007	788050	0041	8/27/03	\$260,000	1630	0	7	2001	3	12737	N	N	47549 SE 159TH ST
007	940711	1520	5/23/03	\$242,500	1670	0	7	1990	3	9453	N	N	17335 428TH AV SE
007	733450	0610	9/16/03	\$248,500	1690	0	7	1977	4	11100	N	N	14925 444TH AV SE
007	940700	0970	8/12/03	\$237,500	1690	0	7	1978	3	9600	N	N	42755 SE 172ND PL
007	162308	9148	2/13/03	\$323,000	1700	0	7	1995	3	99316	Y	N	13500 409TH AV SE
007	733440	0620	5/13/03	\$223,500	1700	0	7	1978	3	9664	N	N	44504 SE 146TH ST
007	147163	0250	5/22/03	\$275,000	1790	0	7	1983	3	13375	N	N	14221 439TH AV SE
007	733440	1040	3/26/03	\$209,950	1800	0	7	1977	4	9576	N	N	14709 445TH AV SE
007	262308	9008	8/25/03	\$304,950	1950	0	7	1979	4	214750	N	N	44302 SE 166TH ST
007	147162	0340	5/25/04	\$260,000	1960	0	7	1982	3	15296	N	N	44513 SE 142ND ST
007	733440	1180	9/14/04	\$252,000	2070	0	7	1997	3	9576	N	N	14902 444TH AV SE
007	147163	0220	3/3/03	\$312,000	2100	0	7	1984	3	12699	N	N	43811 SE 143RD ST
007	733450	1470	6/22/04	\$324,000	2300	0	7	2004	3	10240	N	N	44601 SE 151ST PL
007	733450	1420	4/14/04	\$318,000	2300	0	7	2004	3	12750	N	N	44639 SE 151ST PL
007	147163	0400	6/15/04	\$275,500	1060	0	8	1983	3	15032	N	N	14233 442ND AV SE
007	147163	0390	9/29/04	\$279,500	1080	0	8	1983	3	15027	N	N	44108 SE 143RD ST
007	940710	1880	10/8/03	\$263,000	1180	340	8	1989	3	9519	Y	N	42211 SE 168TH ST
007	162308	9106	5/25/04	\$344,900	1280	1030	8	1992	3	37479	N	N	41002 SE 131ST ST
007	162308	9114	6/6/03	\$297,000	1490	0	8	1963	3	48787	Y	N	41812 SE 142ND ST
007	262308	9135	6/24/03	\$369,000	1520	310	8	1991	3	65340	N	N	44218 SE 161ST PL
007	162308	9052	5/26/04	\$460,000	1530	1530	8	1950	3	202118	N	N	13805 409TH AV SE
007	262308	9131	4/30/04	\$380,000	1620	0	8	1989	3	43685	N	N	17222 CEDAR FALLS RD SE
007	142230	0050	4/13/04	\$334,000	1630	0	8	1991	3	34230	N	N	15239 472ND PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	192309	9021	5/8/03	\$316,500	1680	0	8	1993	3	53143	N	N	46809 SE 153RD ST
007	142230	0010	9/2/04	\$354,450	1720	0	8	1991	3	45374	N	N	15211 472ND PL SE
007	192309	9049	6/19/03	\$337,500	1750	0	8	1993	3	46173	N	N	46818 SE 154TH CT
007	260773	0340	8/2/04	\$335,000	1820	0	8	1995	3	9655	Y	N	1225 FORSTER BL SW
007	260772	0040	7/8/03	\$314,000	1830	0	8	1995	3	9857	N	N	1250 SW 10TH ST
007	260776	0940	7/18/03	\$319,000	1860	0	8	1996	3	9859	N	N	1110 SW 12TH ST
007	260772	0220	5/7/03	\$315,000	1890	0	8	1996	3	9643	N	N	1480 SW 10TH ST
007	260773	0190	5/12/04	\$320,000	1890	0	8	1993	3	10718	Y	N	1185 SW HEMLOCK CT
007	260776	0500	8/24/04	\$345,000	1910	0	8	1995	3	9643	N	N	1410 11TH PL SW
007	260773	0030	6/17/04	\$324,995	1920	0	8	1993	3	10366	Y	N	1020 SW 10TH ST
007	260773	0130	6/8/04	\$328,000	1920	0	8	1993	3	12748	N	N	995 11TH CT SW
007	260776	0740	1/31/03	\$329,950	1930	0	8	1996	3	10691	N	N	1185 SW 12TH ST
007	260776	0410	10/4/04	\$359,000	1930	0	8	1995	3	17846	N	N	1545 SW 15TH PL
007	260772	0450	2/19/04	\$346,990	1950	0	8	1994	3	9834	N	N	1130 13TH PL SW
007	260772	0440	8/19/03	\$337,000	1980	0	8	1994	3	9725	N	N	1135 13TH PL SW
007	260772	0490	3/11/04	\$317,000	1980	0	8	1994	3	9613	Y	N	1030 13TH PL SW
007	262308	9122	9/17/03	\$325,500	1980	0	8	1996	3	61875	N	N	16617 CEDAR FALLS RD SE
007	260772	0130	5/7/04	\$366,000	1990	0	8	1994	3	11436	Y	N	1366 SW 10TH ST
007	260776	0220	5/6/04	\$382,500	2000	0	8	1995	3	9652	Y	N	1417 FORSTER BL SW
007	260776	0890	8/26/03	\$384,950	2020	1010	8	1998	3	9687	N	N	1165 SW 12TH ST
007	260776	0560	5/6/04	\$345,000	2020	0	8	1995	3	19137	N	N	1435 SW 13TH PL
007	260773	0370	7/1/03	\$366,200	2090	0	8	1993	3	9963	Y	N	1260 FORSTER BL SW
007	352308	9024	3/11/03	\$409,000	2130	0	8	1983	3	198633	N	N	44430 SE EDGEWICK RD
007	260776	0190	10/23/03	\$360,000	2180	0	8	1997	3	9861	Y	N	1435 FORSTER BL SW
007	260776	0760	10/16/03	\$355,000	2180	0	8	1998	3	13004	Y	N	1255 11TH CT SW
007	260772	0380	10/23/03	\$369,950	2190	0	8	1994	3	12028	Y	N	1353 SW 10TH ST
007	260772	0270	2/6/03	\$372,500	2230	0	8	1995	3	12263	Y	N	1557 SW 12TH CT
007	260773	0380	6/18/04	\$361,000	2230	0	8	1993	3	9659	Y	N	1230 FORSTER BL SW
007	260776	0260	7/2/03	\$380,500	2240	0	8	1996	3	9620	Y	N	1345 FORSTER BL SW
007	260772	0160	3/9/04	\$377,950	2260	0	8	1994	3	9604	Y	N	1420 SW 10TH ST
007	260772	0190	5/10/04	\$368,500	2260	0	8	1994	3	10316	Y	N	1450 SW 10TH ST

Improved Sales Used in this Annual Update Analysis
Area 80
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	260776	0630	7/22/03	\$329,897	2270	0	8	1995	3	9813	Y	N	1260 SW 12TH PL
007	260773	0250	8/5/04	\$378,000	2310	0	8	1993	3	11236	Y	N	1165 SW 10TH ST
007	260772	0290	6/4/04	\$363,500	2340	0	8	1994	3	14436	Y	N	1467 SW 10TH ST
007	262308	9003	2/20/04	\$485,000	2340	0	8	1997	3	213879	N	N	44415 SE 166TH ST
007	260773	0280	2/23/04	\$365,000	2350	0	8	1993	3	10178	Y	N	1055 SW 10TH ST
007	260772	0210	7/12/04	\$388,500	2390	0	8	1995	3	9788	Y	N	1470 SW 10TH ST
007	260776	0430	9/27/04	\$415,000	2390	0	8	1995	3	11184	N	N	1525 SW 15TH PL
007	260776	0110	8/16/04	\$396,000	2390	0	8	1995	3	10095	Y	N	1350 SW 14TH PL
007	260776	0700	7/22/03	\$385,000	2390	0	8	1996	3	10364	Y	N	1350 HEMLOCK AV SW
007	260776	0830	5/14/04	\$379,000	2390	0	8	1997	3	9660	N	N	1310 11TH CT SW
007	260776	0250	1/30/04	\$375,000	2390	0	8	1996	3	9612	Y	N	1365 FORSTER BL SW
007	260776	0650	7/15/04	\$352,500	2390	0	8	1997	3	9868	Y	N	1325 SW 12TH PL
007	260776	0910	4/7/03	\$350,000	2390	0	8	1997	3	12700	N	N	1079 SW 12TH ST
007	260774	0020	8/6/04	\$365,000	2400	0	8	1993	3	7255	Y	N	1115 HEMLOCK AV SW
007	260776	0340	2/25/03	\$390,000	2400	0	8	1996	3	10823	Y	N	1175 11TH PL SW
007	260776	0710	3/19/03	\$383,850	2400	0	8	1995	3	10237	Y	N	1340 HEMLOCK AV SW
007	302309	9065	11/12/03	\$479,000	2440	0	8	2003	3	18533	N	N	47561 SE 162ND ST
007	260772	0410	7/25/03	\$360,500	2450	0	8	1994	3	9611	Y	N	1015 13TH PL SW
007	302309	9069	9/3/04	\$486,000	2480	0	8	1997	3	51401	N	N	47207 SE 162ND ST
007	260776	0690	8/18/03	\$386,000	2490	0	8	1996	3	9645	Y	N	1361 HEMLOCK AV SW
007	260776	0790	3/18/03	\$386,000	2490	0	8	1997	3	9608	Y	N	1315 11TH CT SW
007	260773	0170	6/17/04	\$368,500	2640	0	8	1993	3	10713	Y	N	1045 HEMLOCK AV SW
007	192309	9028	7/20/04	\$519,950	2690	0	8	2004	3	111513	N	N	15535 477TH AV SE
007	242308	9047	2/3/04	\$505,000	2258	0	9	1998	4	50965	Y	N	46533 SE 156TH PL
007	162308	9135	4/11/04	\$575,000	2260	1240	9	1988	4	223462	Y	N	41400 SE 143RD ST
007	342308	9025	8/25/03	\$570,000	2660	0	9	1995	3	253954	N	N	42905 SE 177TH ST
007	262308	9139	6/11/03	\$639,950	2820	0	9	1998	3	101930	N	N	43827 SE 168TH ST
007	262308	9119	7/20/03	\$545,000	2860	0	9	1999	3	57499	N	N	44514 SE 166TH ST
007	192309	9029	7/19/04	\$619,950	3300	0	9	2004	3	175982	N	N	15623 477TH AV SE
007	262308	9005	6/7/04	\$690,000	3400	0	9	2001	3	71002	N	N	44310 SE 161ST PL
007	262308	9112	3/16/04	\$470,000	3140	0	10	1991	3	49658	N	N	16125 446TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 80
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	883580	0060	3/5/03	\$773,000	3890	0	10	2001	3	241326	Y	N	42426 SE 149TH PL
007	883580	0570	7/11/03	\$792,000	3980	0	10	1999	3	216381	Y	N	16518 426TH WY SE
007	883580	0260	7/15/04	\$970,000	3470	0	11	2001	3	160117	Y	N	15614 UPLANDS WY SE
007	883580	0100	4/5/04	\$1,485,000	4470	0	11	1999	3	151714	Y	N	42032 SE 149TH PL
007	883580	0650	3/9/04	\$1,200,000	5560	0	11	2001	3	200041	Y	N	16309 426TH WY SE
007	883580	0640	10/16/03	\$1,400,000	5220	0	12	1999	3	186894	Y	N	16415 426TH WY SE
007	883580	0140	5/11/04	\$1,800,000	5610	1820	12	2003	3	256803	Y	N	42219 SE 149TH PL
007	883580	0410	4/25/03	\$1,680,000	6240	0	12	2000	3	196504	Y	N	43105 SE 163RD ST

Improved Sales Removed from this Annual Update Analysis

Area 80

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	022307	9032	10/28/03	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	182408	9026	8/5/04	\$193,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	182408	9044	12/29/03	\$180,000	ImpCount
002	212408	9019	2/20/04	\$75,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	262408	9099	6/15/04	\$552,000	Diagnostic Outlier
002	262408	9120	6/25/04	\$150,000	Diagnostic Outlier
002	312408	9063	2/4/03	\$123,000	DIAGNOSTIC OUTLIER
002	312408	9087	11/14/03	\$105,000	%Compl DORRatio
002	342408	9002	6/18/03	\$770,000	OPEN SPACE DESIGCONTINUED0OK'D AFTER SALE;
002	352408	9054	4/30/04	\$410,000	DIAGNOSTIC OUTLIER
002	362407	9149	7/19/04	\$122,936	QUIT CLAIM DEED DORRatio
002	372830	0120	6/10/04	\$302,000	RELOCATION - SALE TO SERVICE
002	510390	0005	4/13/04	\$219,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	541710	0115	8/10/04	\$69,880	QUIT CLAIM DEED DORRatio
002	541710	0130	3/12/03	\$83,700	QUIT CLAIM DEED; RELATED PARTY, FRIEND,
002	541760	0045	3/4/03	\$64,125	QUIT CLAIM DEED; RELATED PARTY,FRIEND,OR NEIGH
002	541760	0100	6/17/04	\$189,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	570250	0055	7/28/03	\$282,500	Diagnostic Outlier
002	570250	0150	8/11/03	\$170,000	Dignostic outlier
002	570250	0255	9/15/04	\$25,000	PrevImp<=10K DORRatio
002	570250	0280	1/28/04	\$180,000	MULTI-PARCEL SALE
002	746290	0010	8/9/04	\$135,000	MOBILE HOME
002	746290	0051	3/10/04	\$395,000	ImpCount
002	760620	0080	7/29/04	\$121,983	RELATED PARTY, FRIEND, OR NEIGHBOR
002	760620	0100	4/29/03	\$176,000	Diagnostic Outlier
002	760620	0100	2/10/04	\$70,875	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND
002	760620	0205	2/20/04	\$176,829	BANKRUPTCY - RECEIVER OR TRUSTEE
002	760620	0399	5/9/03	\$26,000	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
002	780290	0060	12/18/03	\$239,300	RELOCATION - SALE BY SERVICE
002	780290	0060	12/1/03	\$239,300	RELOCATION - SALE TO SERVICE
002	780290	0224	3/25/03	\$212,950	DIAGNOSTIC OUTLIER
002	780290	0224	1/21/03	\$160,500	BANKRUPTCY - RECEIVER OR TRUSTEE
002	780290	0365	12/24/03	\$80,000	DORRatio
002	784920	0041	6/25/04	\$230,000	Diagnostic Outlier
002	784920	0055	6/9/04	\$254,000	Diagnostic Outlier
002	784920	0055	1/9/03	\$246,000	Diagnostic Outlier
002	784920	0205	10/1/03	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	784920	0715	11/18/03	\$251,000	Diagnostic Outlier
002	784920	1175	7/3/03	\$189,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	784920	1195	6/23/03	\$220,000	UnFinArea
002	784920	1310	8/15/03	\$192,000	DIAGNOSTIC OUTLIER
002	784920	1960	11/21/03	\$99,000	Diagnostic Outlier
002	784920	2170	7/15/04	\$215,000	ImpCount
002	784920	2190	8/25/03	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	785120	0040	2/27/03	\$175,000	Diagnostic Outlier

Improved Sales Removed from this Annual Update Analysis
Area 80
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	799470	0015	1/7/04	\$170,000	Diagnostic Outlier
002	942380	0010	1/9/03	\$172,500	DIAGNOSTIC OUTLIER
002	942380	0075	6/10/04	\$110,000	DORRatio
002	947470	0050	10/18/04	\$200,500	DIAGNOSTIC OUTLIER
003	019246	0100	8/26/04	\$99,162	DORRatio
003	019246	0190	2/3/03	\$83,500	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
003	032308	9015	4/23/04	\$399,000	DIAGNOSTIC OUTLIER
003	032308	9080	7/11/03	\$15,000	DORRatio
003	032308	9115	10/1/04	\$353,000	ImpCount
003	052308	9008	4/17/03	\$308,000	ImpCount Obsol
003	052308	9020	5/21/03	\$142,500	PersMH0ESTATE ADMIN, GUARDIAN,OR EXECUTOR
003	052308	9020	7/27/04	\$315,000	PersMH0MOBILE HOME
003	072309	9004	8/25/03	\$170,000	Double Sale
003	072309	9004	1/23/03	\$115,246	Double Sale
003	072309	9026	9/9/03	\$102,500	MOBILE HOME DORRatio
003	082309	9036	5/7/03	\$507,500	UnFinArea
003	092308	9064	7/10/03	\$375,000	Diagnostic Outlier
003	102308	9068	10/18/04	\$200,000	Diagnostic Outlier
003	102308	9209	6/24/03	\$77,176	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
003	102308	9214	9/19/03	\$195,000	DIAGNOSTIC OUTLIER
003	115110	0175	9/22/03	\$200,000	Diagnostic Outlier
003	122308	9077	8/12/03	\$669,000	Diagnostic Outlier
003	122308	9085	5/23/03	\$400,000	OPEN SPACE DESIGCONTINUED0OK'D AFTER SALE
003	132308	9114	3/22/03	\$532,000	Diagnostic Outlier
003	132308	9124	10/1/04	\$593,950	Diagnostic Outlier
003	132308	9131	10/1/04	\$445,000	Diagnostic Outlier
003	142308	9134	7/22/04	\$589,000	Diagnostic Outlier
003	152308	9086	8/30/04	\$6,500	DORRatio
003	152308	9118	10/15/04	\$400,000	DIAGNOSTIC OUTLIER
003	152308	9169	6/2/04	\$386,000	DIAGNOSTIC OUTLIER
003	152308	9181	2/4/03	\$365,000	DIAG
003	152308	9232	2/11/04	\$242,750	BANKRUPTCY - RECEIVER OR TRUSTEE
003	159300	0340	12/30/03	\$263,000	Diagnostic Outlier
003	162308	9071	2/26/04	\$368,000	Diagnostic Outlier
003	162308	9176	7/11/03	\$409,000	Diagnostic Outlier
003	172309	9023	3/4/04	\$280,000	Diagnostic Outlier
003	172309	9031	7/17/03	\$165,000	%Compl DORRatio
003	172309	9036	5/22/03	\$259,000	%Compl DORRatio
003	182309	9078	3/15/03	\$224,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	373490	0110	8/19/03	\$279,400	ImpCount
003	541870	0050	11/19/03	\$230,000	ImpCount
003	550650	0150	5/6/04	\$865,000	Diagnostic Outlier
003	554331	0020	9/23/04	\$30,000	DORRatio
003	570245	0190	11/21/03	\$47,518	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
003	570245	0430	6/14/03	\$188,845	Diagnostic Outlier

Improved Sales Removed from this Annual Update Analysis
Area 80
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	733820	0090	3/12/03	\$430,000	RELOCATION - SALE BY SERVICE
003	733820	0090	3/12/03	\$430,000	RELOCATION - SALE TO SERVICE
003	733830	0030	2/10/03	\$337,000	Diagnostic Outlier
003	733830	0090	7/8/03	\$725,000	DIAGNOSTIC OUTLIER
003	770830	0100	4/11/03	\$190,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	778710	0860	6/4/04	\$135,197	QUIT CLAIM DEED DORRatio
003	778711	0240	5/23/03	\$355,000	RELOCATION - SALE BY SERVICE
003	778711	0240	5/23/03	\$355,000	RELOCATION - SALE TO SERVICE
003	778712	0590	12/8/03	\$276,000	Diagnostic Outlier
003	779540	0115	9/23/03	\$151,286	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND
003	779581	0050	9/23/03	\$239,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	784670	0155	11/28/03	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	803880	0270	2/5/04	\$275,000	QUIT CLAIM DEED
003	803990	0085	9/17/03	\$485,000	Diagnostic Outlier
003	803990	0160	3/10/03	\$284,000	Diagnostic Outlier
003	803990	0240	1/10/03	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	857090	0167	10/27/03	\$87,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	857090	0168	9/23/03	\$245,950	Diagnostic Outlier
003	857090	0220	4/20/04	\$209,950	Diagnostic Outlier
003	857090	0220	3/18/03	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	951030	0050	1/30/03	\$114,121	QUIT CLAIM DEED DORRatio
003	951030	0200	6/1/04	\$183,500	DORRatio
007	142230	0100	2/25/04	\$334,000	RELOCATION - SALE BY SERVICE
007	142230	0100	2/5/04	\$334,000	RELOCATION - SALE TO SERVICE
007	142230	0200	4/10/03	\$114,111	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
007	147162	0100	6/4/03	\$350,000	Diagnostic Outlier
007	147163	0110	8/20/04	\$103,383	DORRatio
007	147163	0400	7/8/03	\$185,000	Diagnostic Outlier
007	162308	9049	3/4/03	\$335,000	UnFinArea
007	162308	9055	5/20/04	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	162308	9111	7/6/04	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	222308	9029	6/21/04	\$220,000	Diagnostic Outlier
007	222308	9061	9/25/03	\$275,000	Diagnostic Outlier
007	222308	9075	7/28/03	\$320,000	OPEN SPACE DESIGCONTINUED0OK'D AFTER SALE
007	252308	9027	8/26/03	\$580,000	ImpCount
007	252308	9114	5/5/03	\$93,000	DORRatio
007	260772	0440	8/19/03	\$337,000	RELOCATION - SALE TO SERVICE
007	260773	0350	12/17/03	\$272,500	Diagnostic Outlier
007	262308	9065	7/25/03	\$388,000	UnFinArea
007	262308	9066	2/12/04	\$545,000	ImpCount
007	262308	9068	10/16/03	\$500,000	ImpCount
007	262308	9071	3/26/03	\$200,000	%Compl DORRatio
007	262308	9085	7/21/03	\$165,000	Diagnostic Outlier
007	262308	9090	3/19/04	\$379,900	PersMH0
007	262308	9090	6/2/03	\$125,000	PersMH0BANKRUPTCY - REC OR TRUSTEE; MH

Improved Sales Removed from this Annual Update Analysis
Area 80
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	262308	9121	6/29/03	\$682,500	MOBILE HOME
007	262308	9126	7/14/04	\$1,300,000	Diagnostic Outlier
007	272308	9009	6/19/03	\$193,000	DORRatio
007	302309	9007	6/22/04	\$30,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	302309	9039	5/11/04	\$339,800	Diagnostic Outlier
007	302309	9055	9/15/04	\$769,500	Diagnostic Outlier
007	302309	9055	11/11/03	\$160,000	DORRatio
007	302309	9056	9/20/04	\$190,700	Diagnostic Outlier
007	302309	9066	7/16/04	\$500,000	Diagnostic Outlier
007	302309	9066	5/8/03	\$145,000	DORRatio
007	342308	9024	4/18/03	\$110,000	DORRatio
007	733440	0150	5/26/04	\$369,000	Diagnostic Outlier
007	733440	0290	7/28/03	\$299,500	Diagnostic Outlier
007	733450	0860	1/3/03	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	733450	0880	4/22/03	\$76,501	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
007	733450	0950	7/20/04	\$215,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	733450	1700	1/13/03	\$193,500	Diagnostic Outlier
007	733460	0090	3/12/03	\$293,500	Diagnostic Outlier
007	733460	0110	9/28/04	\$238,600	Diagnostic Outlier
007	733460	0170	9/2/03	\$328,050	Diagnostic Outlier
007	733460	0360	10/28/03	\$348,500	Diagnostic Outlier
007	733460	0360	9/3/03	\$250,500	Diagnostic Outlier
007	733460	0390	7/12/04	\$277,000	Diagnostic Outlier
007	733460	0420	6/15/04	\$265,000	Diagnostic Outlier
007	733460	0600	2/23/03	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	733460	1310	2/27/03	\$160,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	733460	1660	9/20/04	\$294,900	Diagnostic Outlier
007	733460	1840	9/9/03	\$173,700	BANKRUPTCY - RECEIVER OR TRUSTEE
007	733460	1890	9/28/04	\$171,000	Diagnostic Outlier
007	733460	1930	5/12/03	\$166,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
007	733470	0020	5/1/03	\$239,500	RELOCATION - SALE BY SERVICE
007	733470	0020	3/26/03	\$239,500	RELOCATION - SALE TO SERVICE
007	788050	0015	8/28/03	\$299,000	Diagnostic Outlier
007	788050	0055	5/25/04	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	788050	0060	9/10/04	\$144,056	DORRatio
007	883577	0150	12/1/03	\$262,000	DORRatio
007	883580	0420	7/2/03	\$410,000	%Compl DORRatio ActivePermitBeforeSale>25K
007	883580	0630	5/6/03	\$315,000	%Compl
007	940700	0780	4/29/03	\$188,500	EXEMPT FROM EXCISE TAX
007	940700	1080	5/5/04	\$118,000	DORRatio
007	940700	1730	9/24/04	\$66,427	DORRatio
007	940710	0030	5/7/03	\$77,959	DORRatio
007	940710	0310	5/27/03	\$150,621	Diagnostic Outlier
007	940710	1680	9/25/03	\$165,500	DIAGNOSTIC OUTLIER
007	940711	0320	6/5/03	\$190,506	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

Improved Sales Removed from this Annual Update Analysis
Area 80
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	940711	0320	3/4/03	\$171,509	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
007	940711	0650	2/5/03	\$171,000	Diagnostic Outlier
007	940711	0740	6/30/03	\$194,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
007	940711	1320	2/10/04	\$49,903	PARTIAL INTEREST (103, 102, Etc.) DORRatio

Vacant Sales Used in this Annual Update Analysis
Area 80

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
2	022307	9003	01/13/04	\$ 50,000	20038	Y	N
2	022307	9007	08/11/04	\$250,000	380278	N	N
2	022307	9059	12/11/03	\$ 10,000	40250	N	N
2	192408	9036	07/01/04	\$125,000	111514	N	N
2	202408	9102	01/22/04	\$278,500	188332	N	N
2	212408	9037	03/15/04	\$138,500	226947	N	N
2	262408	9098	08/08/03	\$ 25,000	32670	N	N
2	272408	9022	01/16/04	\$550,000	154202	Y	N
2	282408	9020	04/05/04	\$285,000	406850	Y	N
2	352408	9050	06/29/04	\$165,000	470448	Y	N
2	362407	9127	04/27/04	\$200,000	217800	N	N
2	570250	0260	09/15/04	\$ 32,000	24956	N	N
2	760620	0190	04/28/04	\$ 74,950	6250	N	N
2	780290	0410	03/03/03	\$237,500	341946	Y	N
2	784920	2242	12/01/03	\$ 71,000	4800	N	N
2	784920	2395	07/28/04	\$ 65,000	3600	N	N
2	784920	2400	07/28/04	\$ 65,000	3600	N	N
3	072309	9023	10/15/03	\$250,000	276170	N	N
3	102308	9077	07/09/04	\$165,000	94089	N	N
3	142308	9130	05/14/04	\$135,000	37000	N	N
3	159300	0790	02/10/03	\$165,000	46173	N	N
3	172309	9032	08/23/04	\$255,000	683892	N	N
3	380800	0075	03/31/04	\$ 20,000	2280	N	N
3	541870	0105	06/29/04	\$150,000	69696	N	N
3	857090	0186	09/23/03	\$ 70,000	45738	N	N
7	162308	9149	09/14/04	\$230,000	109335	Y	N
7	252308	9076	07/15/04	\$ 19,500	27184	N	N
7	252308	9117	03/25/03	\$175,000	283575	N	N
7	262308	9045	06/18/04	\$295,000	441262	N	N
7	302309	9073	09/03/04	\$130,000	52279	N	N
7	302309	9074	09/15/04	\$ 95,000	30389	N	N
7	352308	9026	07/01/04	\$194,000	455202	N	N
7	883577	0040	08/19/03	\$373,500	153078	Y	N
7	883577	0050	08/19/03	\$297,000	120683	Y	N
7	883577	0130	08/13/03	\$387,000	127694	Y	N
7	883577	0180	04/19/04	\$375,000	157541	Y	N
7	883577	0220	08/19/03	\$317,500	131536	Y	N
7	883577	0270	08/13/03	\$324,000	160595	N	N
7	883577	0310	01/21/03	\$331,100	122586	N	N
7	883577	0320	02/20/03	\$380,000	158360	N	N
7	883580	0010	05/13/04	\$250,000	270236	Y	N
7	883580	0070	08/06/03	\$292,000	238296	Y	N
7	883580	0160	07/20/04	\$345,000	289625	Y	N
7	883580	0170	05/04/04	\$307,000	173890	Y	N
7	883580	0230	08/26/04	\$327,000	296325	Y	N
7	883580	0450	03/18/04	\$200,000	275033	Y	N

Vacant Sales Removed from this Annual Update Analysis
Area 80

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	202408	9032	05/21/04	\$ 3,600	QUIT CLAIM DEED;
2	282408	9030	07/16/03	\$ 38,000	PARTIAL INTEREST (1/3, 1/2, Etc.); OPEN SPACE DESIG
2	282408	9030	03/04/04	\$ 60,000	PARTIAL INTEREST (1/3, 1/2, Etc.); OPEN SPACE DESIG
2	302408	9011	09/10/04	\$2,766,000	DIAGNOSTIC OUTLIER
2	302408	9093	09/10/04	\$1,844,000	DIAGNOSTIC OUTLIER
2	362407	9100	05/15/03	\$ 39,973	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
2	760620	0340	04/25/03	\$ 5,000	DIAGNOSTIC OUTLIER
2	760620	0345	04/25/03	\$ 5,000	DIAGNOSTIC OUTLIER
2	784920	0197	08/28/03	\$ 56,000	DIAGNOSTIC OUTLIER
3	062308	9018	05/08/04	\$ 25,000	QUIT CLAIM DEED;
3	142308	9103	01/09/04	\$ 152,000	NEW CONSTRUCTION
3	152308	9276	09/15/03	\$ 75,000	DIAGNOSTIC OUTLIER
3	159300	0350	09/17/04	\$ 555,000	DIAGNOSTIC OUTLIER
3	784670	0165	11/28/03	\$ 60,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
7	162308	9086	02/06/04	\$ 100,000	DIAGNOSTIC OUTLIER
7	192309	9028	01/16/04	\$ 195,000	NEW CONSTRUCTION
7	192309	9029	03/25/04	\$ 234,890	NEW CONSTRUCTION
7	212308	9020	06/10/04	\$ 349,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
7	232308	9038	04/25/03	\$ 40,000	QUIT CLAIM DEED; STATEMENT TO DOR;
7	252308	9004	03/04/04	\$ 230,000	TIMBER AND FOREST LAND;
7	260772	0120	03/10/04	\$ 82,000	STATEMENT TO DOR;
7	302309	9065	05/08/03	\$ 100,000	NEW CONSTRUCTION
7	352308	9019	04/09/04	\$ 200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
7	733450	0490	02/14/03	\$ 5,000	QUIT CLAIM DEED;
7	733450	0490	02/14/03	\$ 5,000	QUIT CLAIM DEED;
7	733450	0500	07/13/04	\$ 4,000	QUIT CLAIM DEED;
7	733450	0510	12/05/03	\$ 2,000	QUIT CLAIM DEED;
7	733450	0520	12/05/03	\$ 2,000	QUIT CLAIM DEED;
7	733480	0110	09/26/03	\$ 2,000	QUIT CLAIM DEED;
7	883580	0250	01/06/04	\$ 190,000	DIAGNOSTIC OUTLIER



**King County
Department of Assessments**

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**Scott Noble
Assessor**

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr